

Sold



## 38 Longridge Road, Norfolk Island



### Longridge Character Cottage with Loads of Charm

Located in the sought after and tightly held Longridge area, "Bellevue" at No.38 Longridge Road, offers the opportunity to purchase a stylish and fully renovated character cottage, with beautiful established gardens, fruit trees and a considered blend of old and new.

Originally built in 1928 and sitting on over an acre of fertile flat land, the home is located just minutes from Burnt Pine and Kingston making your daily swim or coffee a breeze. A "Secret Garden" feeling entices you to pass through the front gate, where the home sits almost completely hidden from view of the street.

A beautiful azalea garden sits in all its glory at the entrance to the property, long established, bursting with colour and life. At the rear of the property, fruit trees have been planted providing seasonal abundance and surprising views to Phillip Island and the ocean can be enjoyed. The nicely sized block is approximately one acre of mostly flat, cleared and well-maintained land.

The almost 100-year-old signatures of the original craftsmen adorn a timber plank on display in the home and some of the exterior cladding boards are still soaked in whale oil from the period. In 2016 the current owners spent over a year lovingly peeling back layers to reveal Kauri, Norfolk Pine and hardwood floors throughout, all with their own beautiful patina. Three-metre-high ceilings, large room proportions and the original, refurbished timber casement windows are further signs of the home's era that have been revived with care, while all the modern conveniences, structural integrity and services were fully incorporated to make Bellevue the fully realized blend of

4 2 4,179 m2

<b>Price</b>	SOLD for \$815,000
<b>Property Type</b>	Residential
<b>Property ID</b>	709
<b>Land Area</b>	4,179 m2

#### Agent Details

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old and new that it is today.

Bright and spacious, the open plan living, dining and kitchen areas, master bedroom, stylish ensuite and 4th bedroom (study, or sunroom) all sit within the original footprint of the cottage. The mixture of kauri and pine floors tells the story of where functional floor plan changes have been made to enhance the space, and the original kitchen chimney breast houses a cosy, slow combustion fireplace in what is now the living room.

The home has a light and coastal vibe, with a design palate of white and timber, allowing any owner to add layers of their own style if they so choose.

In 2018 a considerably curated extension was added, including a spacious, on trend bathroom and two huge bedrooms with soaring ceilings, creating a seamless and functional addition to the home, ideal for family life. This area is pleasantly separate from the main bedroom and living spaces, and the large, light rooms mean they could easily be used as a studio space, a gym or huge guest bedrooms.

### **Other Property Features:**

- ~ Approximately 2kw solar voltaic
- ~ New 13,000 gallons above ground water tank
- ~ Three stage water filtration system
- ~ 250ft deep water bore
- ~ Bore is connected to the water tank for rare top ups, and fully irrigated to the front garden
- ~ Solar hot water with gas booster
- ~ Slow combustion fireplace
- ~ Stainless steel appliances - gas oven, dishwasher and fridge/freezer

For anyone who has been searching on Norfolk Island for a property with almost a century of history, and the type of genuine charm that is impossible to recreate - this is a rare opportunity to purchase a special balance of modern functionality and classic, irreplaceable character.

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