



## 664 Black Springs Road Mudgee NSW

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11km north of Mudgee in the heart of wine country is the beautiful retreat "Ilkley Cottages". One of Mudgee's longest running and very successful accommodation businesses.

This tranquil and private setting comprises 13.54 hectares or 33 acres approximately of natural surrounds and is a haven for native animals and local bird life.

There is a beautiful main residence with a self contained studio attached and three self-contained "Farmhouse Style" cottages fully furnished in antique décor.

### THE RESIDENCE:

- Architect designed 4 bedroom 2 bathroom cedar home
- Master Bedroom with ensuite, walk in robe, split cycle A/C and private deck
- Large open plan timber kitchen and dining with slate fire place
- L shaped lounge with vaulted timber ceilings opens to a verandah with stunning rural views
- Additional self contained spacious studio attached
- Outdoor entertaining alfresco area overlooking established gardens and mature trees

**Price** : \$ 905,000  
**Land Size** : 13.54 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659313>



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