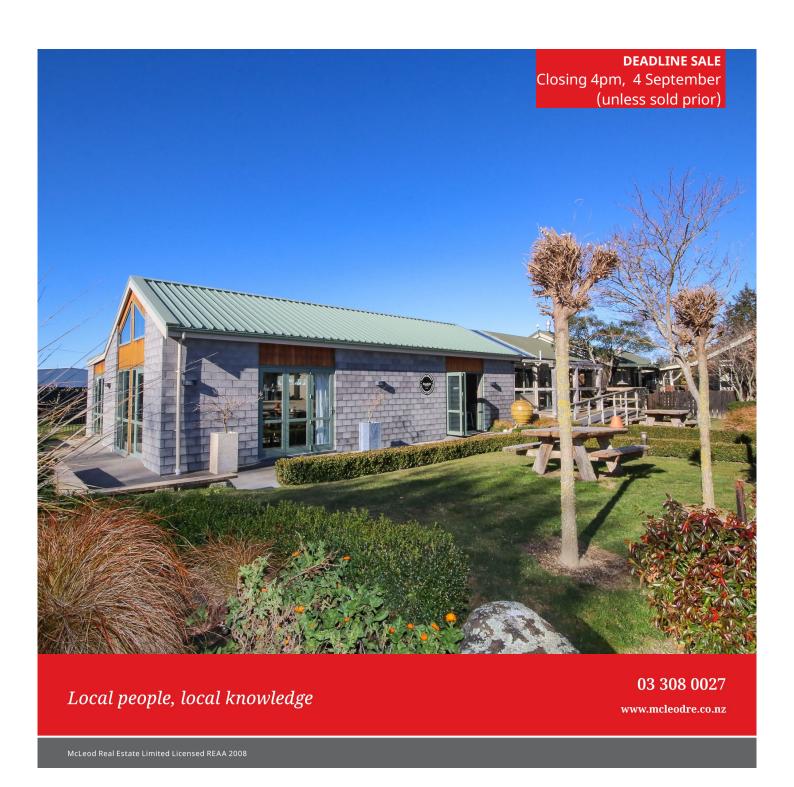
# McLeod REAL ESTATE

Web ID MSL4556876

# 8 Hoods Road

Mount Somers, Ashburton





## Lifestyle Living at the Foot of the Alps – Your Family Haven Awaits!

Nestled in the breathtaking foothills of Mt Somers and gazing out to the majestic peaks of Mt Hutt, this unique lifestyle property offers the ultimate blend of space, comfort and opportunity, a place where your family can truly thrive.

This unique property offers more than just a home, it's a place to create memories, spread out and enjoy everything rural life has to offer without compromising on modern comforts. Warm, inviting and designed for easy family living, the home features a spacious open plan kitchen, dining and lounge area with a cosy log burner.

Private master suite with walk-through wardrobe and ensuite. Two additional double bedrooms, perfect for children or guests. A generous main bathroom with tiled shower, bath and vanity along with a dedicated office space, ideal for remote work or study.

Attached to the main home via the office, the large adjoining wing offers exceptional flexibility. Whether you're dreaming of a man cave, games room, home theatre, teen retreat or extended family accommodation, the space is yours to shape. High ceilings, large windows and views over gardens create an inspiring canvas for your next chapter.

Surrounded by nature, you'll wake to birdsong and end each day watching the sunset over snow-capped peaks. With Mt Hutt ski field just a short drive away, and walking tracks, rivers and scenic drives on your doorstep, every weekend feels like a holiday. Endless potential for hobbies, entertainment or multigenerational living in a tranquil and private setting. Whether you're after space for your growing family, or simply craving a slower pace with stunning scenery, this property delivers.

Contact us today for a private viewing – and begin the next chapter of your lifestyle journey!









### **Property Information**

**Description** Residential

**Legal Description** New Title to be issued **Title** New Title to be issued

Rateable Value (as at 1<sup>st</sup> July 2024)

\* To be rated - Subject to new Title issuance.

**House+Restaurant Area\*** 470m<sup>2</sup> approx.

Land Area\*4388m²Bedrooms3Bathrooms2Garage2

\* Notes: Areas & dimensions of land and buildings are subject to survey and may change.

Approximate Age 1982-1987 Roof Iron

Cladding Concrete block
Window Joinery Aluminium
Glazing Single (House),

Bistro- Double

**Insulation** Ceiling and Wall (House),

Bistro - unknown

**Heating** Heat pump, Log fire

#### Rates (as at date of listing)

\* To be rated - Subject to new Title issuance.

#### **Chattels**

Bathroom extractor fan, bathroom heater(x2), clothesline, cooktop, curtains, fixed floor coverings, heated towel rail, heat pump, light fittings, rangehood, under bench oven.

Chattels of Restaurant available upon request.

#### **Additional Information**

EQC Claim Status - Sept 2010 to Dec 2011

Erect a garage

1 settled NHC claims

BP5221

**Building Permits and Consents** 

building Permits and Consents		
BC0568/21	F/S Masport R3000	CCC 04/04/2022
	Logfire	
BC1203/14	Restaurant extension	CCC 17/02/2016
BC0716/08	Extension of managers	CCC 11/05/2009
	flat & install logfire	
BC970313	Alter restaurant/kitchen	CCC 25/09/1998
	& convert garage	
BP7706	Alter dwelling	BC 12/11/1987

BC 11/05/1982



Restaurant/Bistro plus House















# **Proudly Supporting**

# **Deadline Sale**

Closing 4pm, 4 September 2025 (unless sold prior)

**Address** 8 Hoods Road, Mount Somers, Ashburton

View By appointment



While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects.



Local people, local knowledge

03 308 0027

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