

Web ID MSL4556876

8 Hoods Road

Mount Somers, Ashburton

DEADLINE SALE
Closing 4pm, 4 September
(unless sold prior)



Local people, local knowledge

03 308 0027

www.mcleodre.co.nz



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 multi-generational 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 1st July 2024)
 * To be rated - Subject to new Title issuance.

House+Restaurant Area*	470m ² approx.
Land Area*	4388m ²
Bedrooms	3
Bathrooms	2
Garage	2

* 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

1 settled NHC claims

Building Permits and Consents

BC0568/21	F/S Masport R3000 Logfire	CCC 04/04/2022
BC1203/14	Restaurant extension	CCC 17/02/2016
BC0716/08	Extension of managers flat & install logfire	CCC 11/05/2009
BC970313	Alter restaurant/kitchen & convert garage	CCC 25/09/1998
BP7706	Alter dwelling	BC 12/11/1987
BP5221	Erect a garage	BC 11/05/1982



Restaurant/Bistro plus House

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View By appointment

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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.

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