



## Linyard Estate Stonemasons Ranch on Sprawling 70 Acre Estate

Nestled on a stunning 70 acres is Linyard, a sprawling sustainable farm that offers peace and tranquillity. This Stonemason's Ranch is a rare, custom-built craftsman home that blends timeless elegance with modern convenience.

Designed with eco-friendly features, the home's stone and brick construction ensures natural insulation, while the expansive verandas provide shaded comfort, connecting to its beautiful surroundings.

The heart of the home is the kitchen, featuring redgum timber cabinetry, generous bench space, a large walk-in pantry, Ilve 900mm oven, as well as combustion stove.

The adjoining dining area is bathed in natural light from soaring ceilings and large bay windows. Consisting of 3 bedrooms plus study, including a luxurious master suite with a walk-in robe, double shower en suite, and French doors leading to both sides

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283,280 m2

**Price** \$2,500,000 - \$2,700,000

**Property Type** Residential

**Property ID** 624

**Land Area** 283,280 m2

### Agent Details

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of the property, this home provides ultimate comfort.

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The open-plan living areas are inviting, with a ambient wood heater and open fireplace in the formal living and dining rooms. Reclaimed 140-year-old bluestones, handmade bricks and custom cabinetry enhance the home's historic charm.

The property is fully self-sufficient and has a reliable water supply from a 9-meg dam and 800m Yea River frontage with 2mgL water right, ensuring plenty of water for stock and domestic use. A huge benefit is the 20 panel solar system complete with 12 batteries and backup 9kva generator.

The land is fully fenced with full electrification, 24 separate paddocks all with concrete troughs and excellent laneway access for stock rotation.

Additional buildings include a fully self-contained studio with its own entertainment patio and split system, and is adjacent to the triple garage with a bathroom and storage room.

Separate to this is the large machinery 28x12m with 5 inch slab including 5 inch concrete apron at the front for trucks. It comes complete with wood heater, benches, mezzanine, Aircell lined roof, 2 doors 5m wide with 4m clearance and power. There is also a large hay shed 16x10m fitted with 2 stables.

The orchard is fully fenced, and a rabbit proof veggie garden and chicken coop add to the property's self-sustainability. Iconic garden features, such as a windmill, arbour, and miners hut garden shed, complete the estate.

Just 20 minutes from Yea Township, this property offers the perfect balance of seclusion and convenience. Book your private inspection today.

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