



116 Glen Bold Road, Chapel Hill

Elegant Country Living with Exceptional Equestrian Facilities on Approximately 46 acres

"Glenrose Park"

Picturesque surrounds, peaceful gardens and stunning views! Set on over 18 glorious hectares adjacent Mylor, amidst one of the most beautiful and highly sought areas in the Hills, this impressive 1930s four-bedroom home with extension, offers outstanding lifestyle opportunities as well as incredible equestrian facilities ~ What more could you want?

The home welcomes you with an elegant central foyer featuring timber floors, ceiling rose, crystal chandelier, and wood-look gas fireplace. The foyer leads to different zones of the home including the formal lounge which exudes timeless charm with stunning features comprising ornate cornices, ceiling rose, a gas fireplace, and refined window furnishings. Bi-fold doors open to a graceful formal dining room with French doors leading seamlessly outside to the rear entertaining area and down to the in-ground salt chlorinated pool with detached undercover BBQ area and beautiful gardens, perfect for entertaining and large gatherings of family and friends.

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FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Anna Locke
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Phil Chapman
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AGENCY
LJ Hooker Mount Barker
(08) 8398 6300

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The spacious country kitchen sits adjacent the formal dining and offers marble benchtops, abundant workspace, a double wall oven, cooktop with four gas and one electric burner, integrated Miele dishwasher, pantry and informal meals area - all adjoining a comfortable living area with gas heater perfect for relaxing. Plus there is ducted reverse cycle air-conditioning throughout the home for year-round comfort.

The master suite is a true retreat, complete with ensuite with shower, bath, vanity, and a four-door mirrored built-in robe plus a versatile adjoining area currently serving as a library and study, but could easily function as a parent's retreat.

There are three additional bedrooms in the main house plus a cosy sitting room for the kids with slow combustion heater, plus main bathroom with separate toilet, laundry and ample hallway storage complete the home's thoughtful layout.

There is a separate office with kitchenette, meals and sitting area, plus a separate gym/teenagers retreat with bathroom and sauna that could easily be converted to a Granny Flat. There is also extra separate accommodation with full facilities for students, or a groom.

Equestrian Facilities Include:

- Undercover 42.5m x 25m indoor arena with LED lighting and sprinklers
- All-weather 65m x 20m dressage arena with LED lighting
- 20m x 20m small high fenced arena for young stock
- Grassed 20m x 57m grass arena
- 12-bay stable complex beside main arena
- Foaling yard and shelter
- Mare and foal crush and wash bay
- Stallion yards
- Feed shed, tack room and more stabling
- Multiple yards with field shelters
- 5 isolation yards
- Wide raceways for ease of access
- 9 large individual paddocks
- 3 large group/hay paddocks
- Large spring fed dam plus 2nd smaller dam
- Horse truck shed with high-clearance roller door
- Large hay shed
- Separate accommodation for groom or students

Additional Infrastructure:

- Separate office with kitchenette/dining and living
- Water License and unequipped bore
- New roof on the home added roughly 5 years ago
- Brand new electrical board to the home
- Machinery shed with workshop
- Six-bay garage with concrete floor, power, and roller doors
- Double garage with roller doors
- Gym/teenage retreat with full bathroom

Lifestyle Features:

- Abundant rainwater storage with huge catchment from house and indoor arena
- Inground swimming pool with undercover entertaining area featuring spa, heaters, and lighting
- Sauna
- Children's playground
- Solar system
- Alarm system
- 2x well set up separate chook yards
- Veggie garden

This remarkable property offers an exceptional lifestyle for equestrian enthusiasts — ideal for breeding, agistment, and training horses and rider alike — all in a setting of refined country elegance within an easy drive to Stirling freeway exit and only 22 minutes to the Tollgate, and just a few minutes to Mylor or Echunga and less than 15 minutes to the Mount Barker shopping precinct.

Inspection by private appointment.

Call Anna Locke on 0402 474 501 or Phil Chapman on 0418 846 052 to arrange a time.

MORE DETAILS

Property ID	14JHFDQ
Property Type	AcreageSemi-rural
Land Area	18.72 hectare

Anna Locke 0402 474 501

Sales Consultant | alocke@ljhmtbarker.com.au

Phil Chapman 0418 846 052

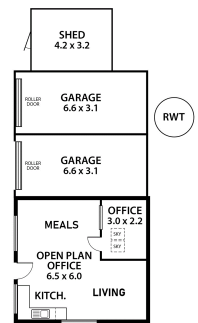
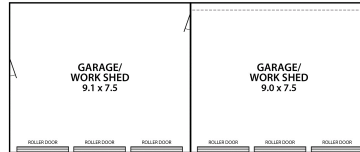
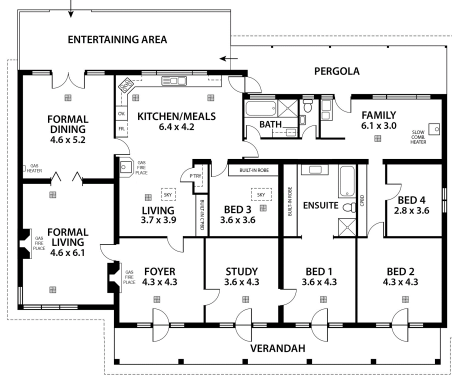
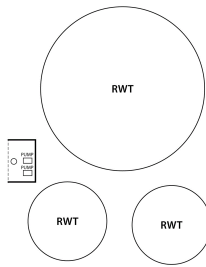
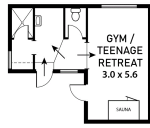
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AREA	
LIVING:	264.1 m ²
VERANDAHS:	88.7 m ²
ENTERTAINING AREA:	41.9 m ²
GYM / TEENAGE RETREAT:	31.4 m ²
GARAGE / WORK SHEDS:	180.2 m ²
OFFICE:	41.5 m ²
SHED:	12.9 m ²
TOTAL:	660.7 m²

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