






1186A Peel Forest Road, Peel Forest, Geraldine

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## Storybook Country Retreat

This character-filled country retreat marries old-world charm with modern convenience. Wood panelling, stained glass, and dormer windows lend a storybook feel to the two-story brick house, which was built in the 1980s using modern building techniques to replicate an older heritage style.

Designed in the fashion of a Victorian country cottage such as you might find in the Cotswolds, the 149m<sup>2</sup> three-bedroom house has been relocated to the charming township of Peel Forest and situated to take advantage of the idyllic surrounds, including views of Little Mount Peel.

Step in to discover a striking entryway, with stained glass windows and wooden wainscoting. The spacious downstairs includes a living/dining area with an adjoining kitchen, while French doors open to a separate lounge. A WC and laundry are also found downstairs, while a consented fireplace and heat pump in the main living area keep the space cosy in winter. Upstairs, three double bedrooms overlook the grounds, with striking mountain views through the dormer windows. A separate WC, bathroom and ample storage complete the space.

Situated in a quiet back block with a rural outlook in the centre of Peel Forest township, the 1106m<sup>2</sup> section is nestled between the mighty Rangitata River and the mountains, with countless adventure opportunities on its doorstep. Perfect for families or those who value

**FOR SALE**

Negotiation

**VIEW**

By Appointment

**AGENTS**

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 **LJ Hooker**

space and character, this property is ideal for anyone who wants a rural lifestyle while remaining within easy reach of Geraldine. The local church, Peel Forest Preschool, and Carew Peel Forest School add to the appeal of the area, which is known for its friendly, welcoming community that draws in residents who fall in love with the stunning region.

The garden offers endless potential, providing a blank canvas for you to design and landscape to your own taste and vision. Birdsong rings through the trees - because of its proximity to Peel Forest, the garden is frequented by an abundance of birds, including Kereru, Korimako, Piwakawaka, and Tui.

This cherished property is not one to miss - contact us to arrange a viewing and discover its storybook charm and idyllic surrounds.

#### Disclaimer:

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#### MORE DETAILS

Property ID	7KCGDY
Property Type	House
House Size	149.5 m2
Land Area	1106 m2
Including	Toilets (2)

**Licensed Real Estate Agents (REAA2008)**

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