



## Ballarat, La Route De La Trinite

£1,650,000

 **SloMans**

- Georgian farmhouse with distinctive period façade
- Period charm with modern interiors
- Open-plan kitchen/dining with garden access
- Contemporary, functional kitchen extension
- Cosy sitting room with original fireplace
- Versatile garden studio/workspace
- Principal suite with en-suite and views
- Large south-facing garden with farmland views



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#### TYPE

 **House**

#### BEDROOMS

 **5**

#### BATHROOMS

 **3**

#### RECEPTIONS

 **4**

#### PARKING

 **2-3**

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Ballarat is a handsome Georgian farmhouse of immediate presence, its cream render facade punctuated by signature red-painted window surrounds, an elegant fanlight front door and a steeply pitched slate roof. Within, the house has been thoughtfully occupied by a family with strong creative and professional interests, resulting in a series of characterful, richly individual spaces that combine period integrity with genuine modern practicality.





The entrance hall divides the ground floor naturally between family and professional life. To the left, a cosy sitting room with an original open fireplace and timber floorboards leads through to a spectacular open-plan dining room and kitchen spanning the full width of the rear. The dining room is anchored by a feature stove, with polished concrete floors and French windows opening to the west-facing garden; the kitchen, in a well considered contemporary extension, offers birch-plywood cabinetry and a calm, workmanlike quality.





At the rear, a wonderful garden studio — timber lined with a vaulted ceiling and full-height bookcases — opens directly to the garden and provides outstanding flexible space ideal as a home office, writing room or teenage retreat. A charming cloakroom and an excellent utility and laundry room complete the domestic accommodation, alongside a garage with parking. The garden is generous and south-facing, with a level lawn and uninterrupted views over open farmland.



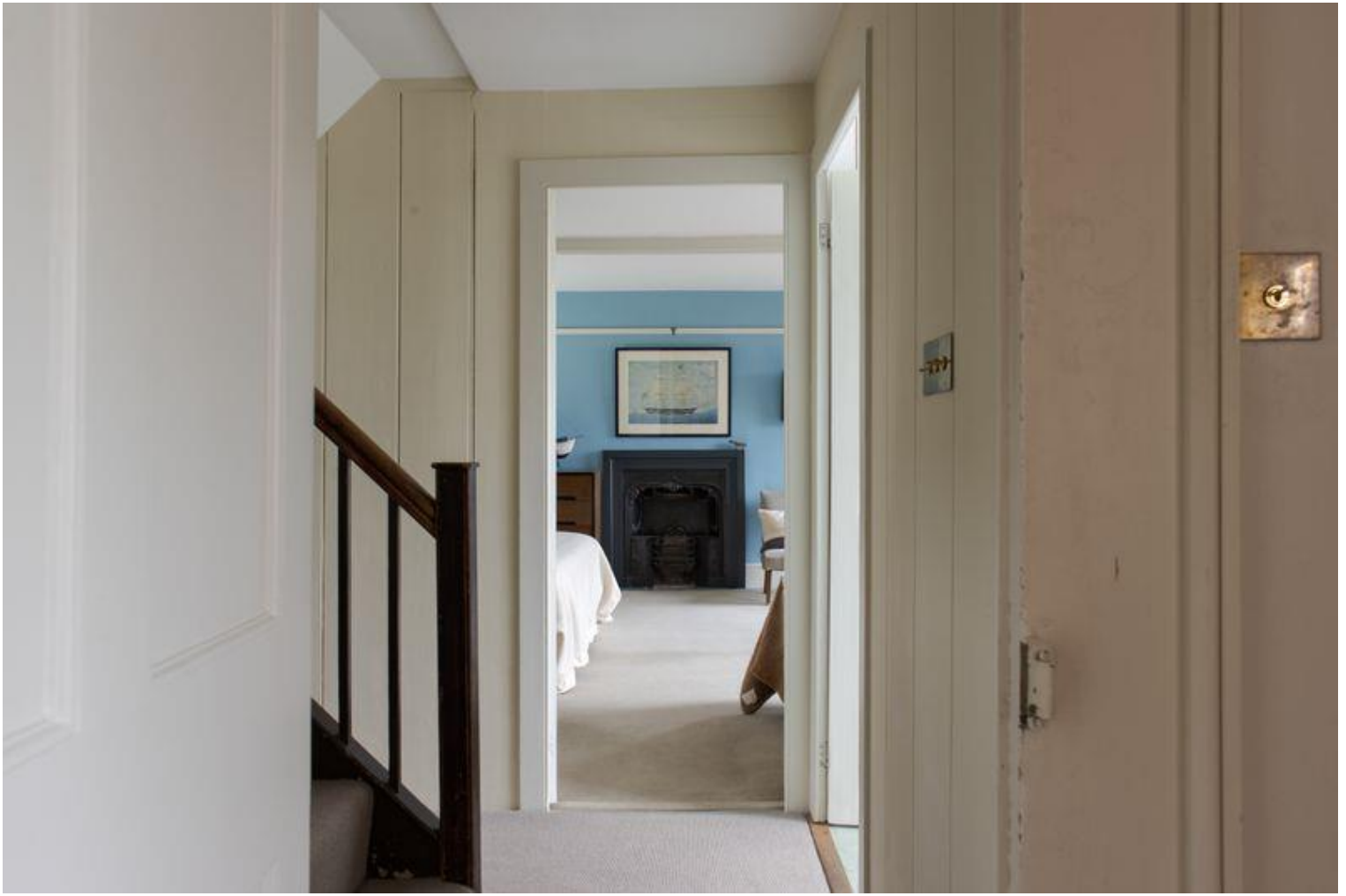


To the right of the hall, a registered home office currently serves as the base for an architectural practice. On the first floor, one of the large bedrooms doubles as a design studio. There is original panelling throughout.

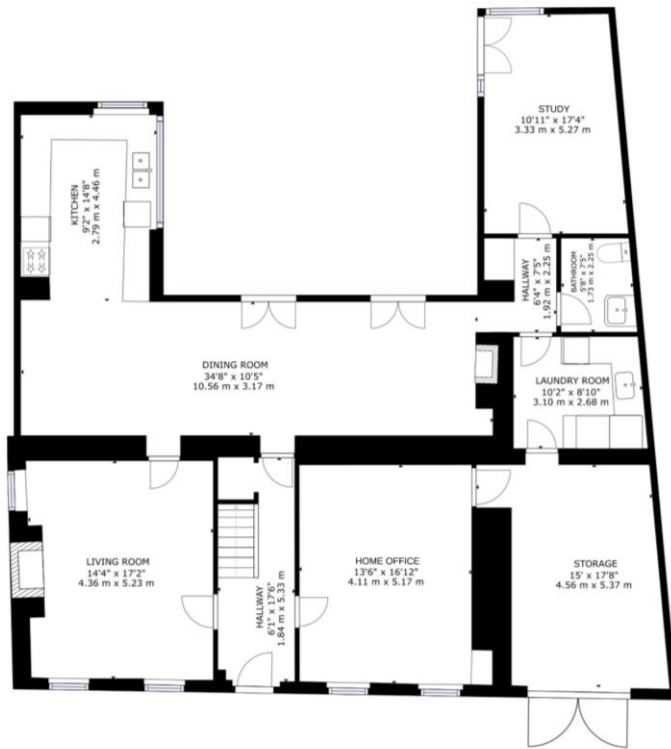




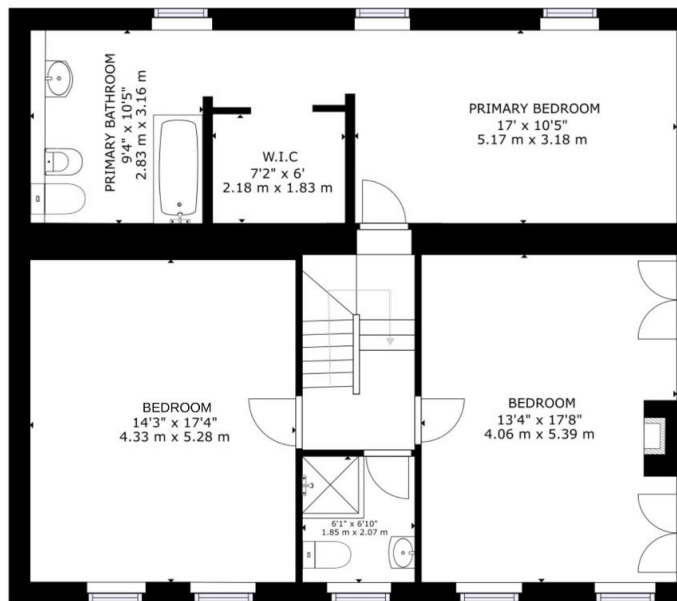
Upstairs, the principal suite occupies the entire rear of the first floor, comprising bedroom, dressing room and en-suite bathroom, all with open views over the garden and farmland beyond. Four further double bedrooms complete the sleeping accommodation.



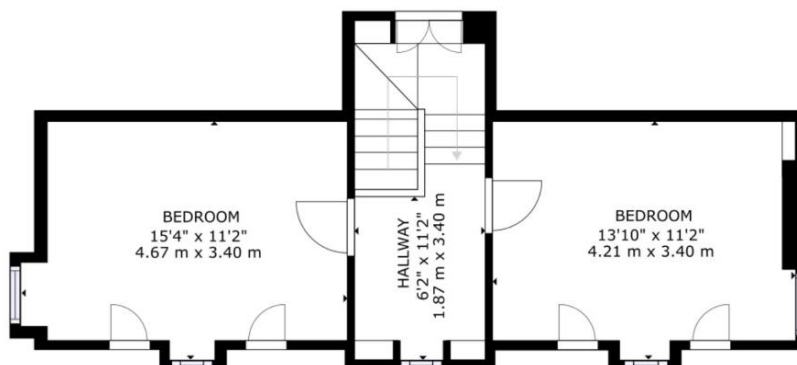




Floor 1



Floor 2



Floor 3



Contact us directly to schedule your viewing

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