

Sold



## 5 Bumboras Road, Norfolk Island



### Magnificent Historic Homestead

Hettae ~ 5 Bumboras Road

A stunning stone building with original footings and foundations from the second convict settlement 1840 -1844 and constructed as a family residence in the late 1880s by the Stonemason of the Melanesian Mission. This home is a historical masterpiece, seeking a new custodian of its grand story. Located in the sought after Bumboras area, the home is ideally located less than 5 minutes drive from town, Kingston, stunning Emily Bay, and local Bumboras Beach.

Built of calcarenite stone mined from the Kingston reef, the external walls of the property are no less than 50cm thick - external bay windows, french doors and high quality sash windows have been expertly cut into these substantial walls. Nearly four metre high ceilings, New Zealand Kauri internal wall cladding, open fireplaces, and spacious bedrooms set either side of the grand hallway offer the kind of quality and precision building rarely available in modern construction.

With various changes through the last 170 years, the home was operated as a restaurant until 2009. The commercial style kitchen with impressive dining areas, and cosy enclosed verandahs, would enable a quick transition back to a functional operation - or repurposed to a spacious and characterful home.

In addition to the stunning stone residence, there are 2 x 1 bedroom units located at the rear of the property, which with some renovation could offer guest accommodation or excellent rental returns.

 4  3  2  6,443 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	429
<b>Land Area</b>	6,443 m <sup>2</sup>

#### Agent Details

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Property Highlights include:

~ 2 large bedrooms with french doors and bay windows opening out to wide stone verandahs

~ Huge commercial kitchen and informal dining space

~ 2 x 1 bedroom cottages separate to the main house with own power meters and water storage

~ Flagstone open verandahs & an enclosed verandah for all weather use;

~ Established cottage gardens with fruit trees

~ Large water storage (approx 15,000 gallons)

~ Solid external (and some internal) calcarenite stone walls mined during the convict settlement

5 Bumboras Road has a proud history on the island and is the only existing inhabited example of a stone building outside of the Kingston & Arthur's Vale Historic Area. The current owners have loved her for 40 years and now feel it is time to pass the baton to the next generation of custodians who will take her into a bright future.

\* Virtual styling has been used in some rooms to offer visualisation of potential room layouts.

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