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Buyers please note:
Although every care has been taken to ensure the accuracy of the details in this brochure, they cannot guaranteed.
Accordingly all interested parties should make their own enquiries to verify the information provided.
If you have a property to sell and would like an appraisal of its current market value and/or would like to discuss methods of changing over from one property to another, please call Chris Weston on (08) 8388 4002 or 0419 816 302 - RLA173455

Technical and Historic Information

6 Morning Star Road, Wistow

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Portfolio of Property Improvements and Embellishments

History

- The present owner has undertaken considerable research, the resultant information underwrites the Morning Star Hotel's considerable influence on the area and the overall development of the Colony.
- A compelling read, informative and fascinating, a remarkable era, which is certainly entertaining, as well as historical.
- Today Morning Star has been intelligently prepared for an equal blend of lifestyle and income activities, very much aligned with today's family function and tourism activities/expectations.
- See 7 pages attached.

Homestead/Morning Star Hotel

- The kitchen family area, formerly the Bar Room offers: -
 - ❖ Quality Smeg appliances
 - ❖ 124 litre double Smeg pyrolytic oven
 - ❖ 50 litre steam oven
 - ❖ Separate hand basin
 - ❖ Upgraded, underfloor (16amp service should that be required) for an (e.g.) cafe style coffee machine
 - ❖ LED lighting throughout
- All the above designed to provide for catering functions, living area also has a French Tipi combustion heater, all done in 2019.
- Re established a new laundry and main bathroom.
- Re established the ensuite for the fourth bedroom, complete with under floor heating.

Watering systems/water supply

- Primarily 'pumped' around the property from three sources, that is mains water, operational switch over to pressurised rainwater with the Omega Pump, thirdly, the in-built firefighting pump.
- All the garden and grounds are now on dedicated sprinkler systems and sprays, timer controlled.
- Water has also been extended to the stock paddocks and the firefighting sprinkler system also extends to the shearing shed.
- A 20,000-gallon cement tank and an extra 5,000-gallon galvanised tank provide more than adequate water storage, combined with the mains water supply.

Johanna Zippel married the wealthy widower Carl Wutke in 1858. KJH Wutke was their youngest son.

Born at Cumberland Farm and educated at Woodside Public School and Hahndorf College. Harry Wutke was briefly a teacher at Hahndorf and Nairne, and then came home to help his ailing father on the farm which he eventually inherited and kept for the rest of his life. KJH Wutke married Clara Braendler, the daughter of Hahndorf Academy parents, Paul and Martha Braendler, of Hahndorf.

WUTTKE, William Edward 'Willie' 1908-1909

Born 20 Jan 1891. Died 2 May 1953. Parents Gottlieb Wutke Farmer 'Gothenta' Lobethal & Henrietta Graeber. After education with his brother Harry at Mannum, Harrowgate, Woodside and Lobethal Public Schools, the boys finished at Hahndorf College to improve their English. Eventually taking over his father's property. W Wutke proved a most progressive farmer. He was one of the first in the Onkaparinga district to spread 'super' using another 'first', a spiked wheel Fordson tractor. Willie trucked produce, both his own and that of neighbours, to the East End Market where sales were much more favourable, instead of remaining content with lower local prices. He also took great pride in his 'Reyland' Corriedale sheep stud, which he combined with prize pig rearing. Ideas were exchanged with other farmers at Agricultural Bureau meetings. The family home was early lit with home produced gas and later a 32 volt electricity generator.

In his youth, Willie liked to work with his brother Harry making machinery in the family

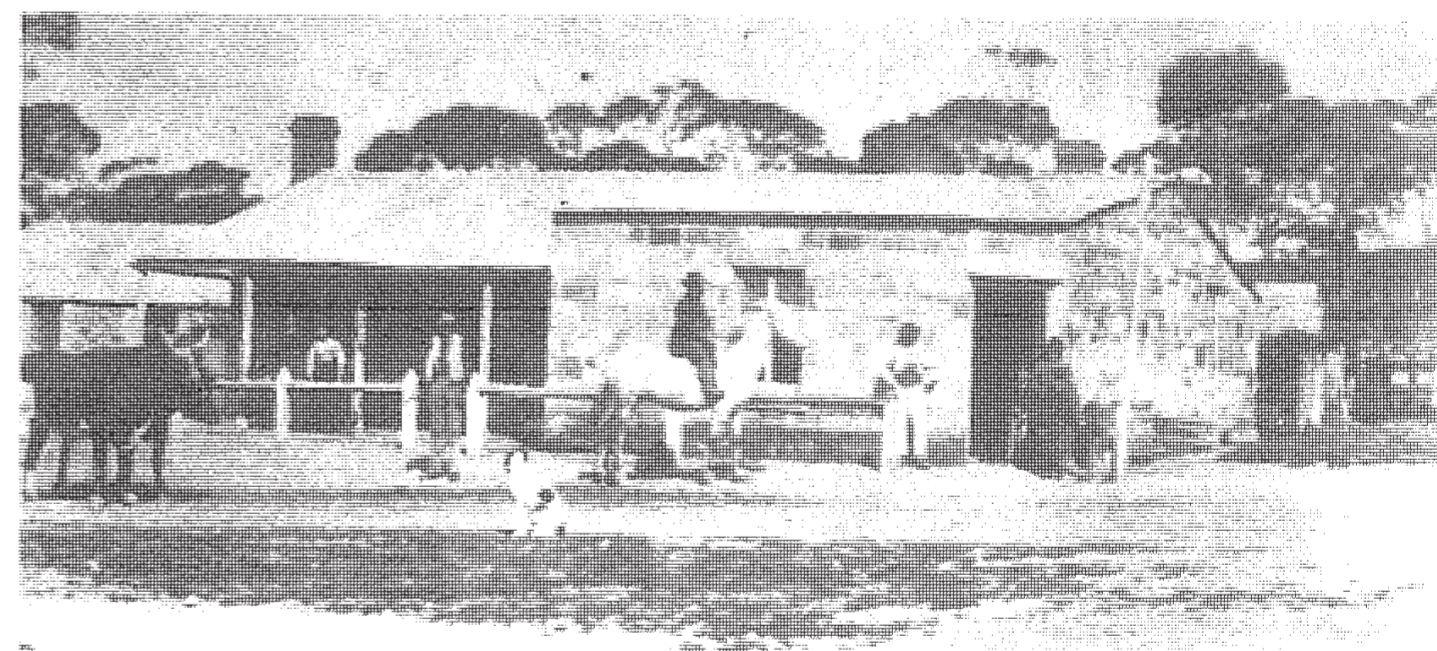
blacksmith shop, playing the organ for family entertainment and giving recitations at local concerts.

YATES, Donald 1898

Born 27 Feb 1893. Died 22 Nov 1961. Parents Thomas Yates Stock Agent Elder Smith and Co Mt Barker & Annie Cleggett. Trusted gamekeeper to wealthy Oxford banker George Davenport, great-grandfather Thomas Yates arrived in the *Rajasthan* in 1840 to manage the family's Macclesfield Special Survey estates. Later, T Yates farmed in the Bugle Ranges on land rented for a bushel of wheat per acre from the pastoralist businessmen Thomas Elder and Edward Stirling (both later Sir). Grandparents Edward and Jessie Yates between them ran the Morning Star Hotel at Wistow from 1865 until it closed in 1912. Great-grandfather Friend Cleggett and family arrived in 1838 aboard the *Surrey* to farm at Mt Barker, intimates of such neighbours as the Frames and Folletts.

After Hahndorf College, Donald attended St Peter's. Later, he graduated in Engineering from Adelaide University and the School of Mines and became a Doctor of Metallurgy. In World War I, he joined the AIF 1st Tunnelling Co and was awarded the Military Cross.

Upon return to civilian life, D Yates became assistant and later general superintendent of Broken Hill Associated Smelters Ltd at Port Pirie. Prior to his retirement, he was manager of the Sulphide Corporation in NSW. During World War 2, Don served as a Lieutenant-Colonel in the Royal Australian Engineers in New Guinea. His cousin, Alice Yates, married old scholar Arthur Follett's son Len.



College student Don Yates' grandparents Yates' 'Morning Star' Hotel at Wistow c1890.

The local Heritage buildings of the Morning Star

In November 2018 the Development Approval was granted for a café, wine tasting and short term accommodation within the Residence of the building.

The original approvals were granted based on the internal size of an area within the home for a capacity of 87 persons .
7 day trade.

Car parking on site

12 functions in the shearing shed 11.30 pm close

In May 2021 the owner submitted a VARIATION to Mount Barker council which was approved December 2021 being for to facilitate functions within the shearing shed and to utilize the fully functional kitchen for catering if required.

That DA approved was for 12 functions with max of 110 persons for weddings and celebrations with a 11.30 pm close

The use of the internal 142 square meters for dine in catering incl pizza's and take away on Friday and Saturday nights 9.30 finish Sundays for up to 100 persons for garden entertainment celebrations and dinning close 9.30

Weekday dine in pizza takeaway close 8pm.

House 4 bedroom max 8 persons capacity

The Variation was compliant with all previous requirements of the original DA 2018 with only an additional allocation of parking onsite

The facility complies with 2 onsite toilets within the Buggy shed which is located alongside that of the function and catering within the Shearing shed.

There is a commercial pizza oven and kitchen in the facility, refrigeration plus great lighting and fully enclosed secure premise of this area.

Under vine area of over 100 sq meters and a wedding lawn of over 140 sq m and separate bridal arrival area.



Sewerage system

- Engineer approved and Council approved design. See 7 pages attached hereto.
- An 8,000L septic tank, together with a pressurised Soakage Effluent Disposal system.
- The 1,500-litre capacity grease arrestor has also been installed as part of the system.
- The pumping chamber next to the buggy shed pumps all sewerage up to 4 separate 26.5 metres soakage channels (which are 600mm deep) right up on the land and well away from the immediate grounds, just south of the pine trees. A protective storm water drain has also been installed just above the said soakage channels.
- An automatic diversion system pumps into each of the 26.5 metre channels on a rotational basis.

Fencing and Paddocks

- All totally new to facilitate all classes of stock, especially thoroughbred horses, also sheep.
- Over 500 metres of rural fencing and 200 metres of creosote post and wire plus 300 metres of good neighbour 1.8m fencing, to enhance privacy.
- Furthermore, rabbit wire has been attached to the cyclone and electrification for stock safety.
- There is also a lock up area for sheep.

Change in use of land to Café, Bed and Breakfast and Wine Tasting Facility with internal and external additions to an existing local Heritage Place and Associated Site Works and Car parking.

- Development Plan Consent (granted) 18/9/2017; Building Rules Consent (Privately Certified) 22/11/2018; Development Approval (granted) 29/11/2018 by the Mt Barker District Council.
- As you can see full and final consents of this nature take years, with a lot of input required from specialised Engineers, Planning Consultants and Certifiers, along with the extensive monetary expenses incurred.
- The combined facilities have been deemed enough to cater for up to 86 people. Once again see all references within the Property Portfolio.
- Purchased Portion of land at the front of the property (formerly owned by Council), thus ensuring appropriate road frontage and legal access, for the future.
- Established Council approved second driveway for ease of traffic and deliveries, this extends to on-site parking for events and celebrations.
- All improvements have been thoughtfully planned to enhance privacy, for all special events an important aspect for event management.

Summary

The multi-faceted income opportunities are now all in place and clearly outlined. Combine this with the fact that National and Regional Tourism in the Adelaide Hills is (statistically) escalating, year on year. Just 4 minutes from Mt Barker and 35 minutes from Adelaide, in a highly desirable rural area, Morning Star offers so much more than immediate tangible ambience, very few properties have the added Historical History dating right back to the emergence of the Colony, a fascinating read, factual, and at times humorous, however always compelling.

All in all, a well-developed property with significant Historical Local Heritage both now and forever.



Morning Star Hotel

The History of the Hotel is taken from various paper articles over time.

Its location described in the mid 1800's as being at the;

Junction Chauncey's Line and road to Bugle Range, Wistow some 4 miles from Mt Barker.

The residence cannot be dated accurately but believed to have been built in the mid 1840's. An article reported by the Chronicle SA Newspaper on the 2nd April 1936. The article reads;

"Wistow beyond Mt Barker is an historic spot. Mr H Colebatch tells me that the Centenary celebrations will be held there on April 4th. "In the early days he says it was one of the busy stopping places on route to Melbourne. The Morning Star Hotel kept by Mr Yates was a busy place. When they meet again next month-old residents will talk of teamsters, coaches, and travellers on their way to the Victorian gold diggings".

The residence operated as a hotel officially from 1855 as recordings per SA Government Gazette.

There were 9 listed publicans of whom Mr Edward Yates with his wife Jessie set the tone for a great community with various festivities during their 47 years ownership.

The hotel was an important focal point in this growing farming community. As South Australia colonized (1836) the inn provided coach services, horse exchange, accommodation, festivities, as well as sporting events.

The first licenseeship was a James Drysdale and the question of the Gold Escorts stopping at the inn on their way to Adelaide has little to confirm such, however, the inn was already providing coaching services for Roundsevell's coaches traveling to the eastern colonies. The inn provided stabling and fodder for horses and refreshments for passengers.

The Tolmer famed Gold Escorts of 1852 to Dec 1853 moved some 328,509 ounces of gold from the Mt Alexander field Vic. Accompanied by uniformed troopers with sword and pistols not an ounce reported stolen in the 18 trips associated with the Alexander Tolmer Gold Escorts. (ref Alexancer Tolmer 1853 "Reminiscences")

Given the favourable location of the Hotel at junction of Chauncey's Line (the route to the Murray ferry at Wellington) with the road into the Bugle Ranges it would seem likely the inn operated long before it was licensed and the belief that Tolmer called there can be justified.

In the centre of a farming district the inn played centre focus for local activities as well as meetings of locals to sort matters relating to unsatisfactory mail arrangements, state of the local cemetery were resolved whilst enjoying tankards of foaming ale.

Reported activities are as follows;

"The Mt Barker Courier of Dec 1881"

In the extensive grounds of the inn race meetings became regular events. "On Monday last a race meeting was held at the Morning Star Hotel Wistow when several events were contested and attracted a good attendance of local horseflesh. The meeting was an enjoyable one and the only thing which happened to mar it was a slight spill caused by Mr Patterson's mare Countess striking a fence in the Hurdle race and throwing her rider who we are glad to say received only trivial injuries.

A public dinner was held in the evening after which settling for the races was gone through "

The feature race being the Morning Star Cup value 6 sovereigns of one mile, weight,9 stone.

The inn hosted coursing and regular pigeon shoots with first prize up to 35 pounds. (Advertiser 3rd Feb 1892 @ Evening Journal Adel 8th March 1893) there were also regular stock sales with many land and clearing sales over the licensee period.

December 1881 the Morning Star Hotel was the venue for a Private Thanksgiving, as reported by The Mt Barker Courier Friday 9th Dec 1881.

Host Yates gave an alfresco celebration in honour of the passage of the Mt Barker Railway Bill at the Morning Star Hotel Wistow on Saturday afternoon last (3rd). and judging from the attendance his enterprising patriotism was highly appreciated.

The "piece de resistance "cf the banquet was a bullock which was roasted whole, and in addition to this were beer, bread, and potatoes galore.

A large marquee was erected in the grounds and seating for about 80 people before a table neatly decorated with a clean white tablecloth, and adorned with all needful instruments and condiments..... and over 250 persons partook of the good things provided.

We may add that the bullock, beer, bread and blacksmiths apparatus for basting were provided free.

Sports were provided during the afternoon and the usual program of racing and drinking gone through.

To the credit of the inhabitants of that part of the district it may be said that although liquor was both free and plentiful not a single case of intoxication occurred on the day.

A few years later when the railway was being laid it was a very different story. The hotel became the mecca for the navies camped near Gemmells. Then there were some wild old times at the inn! So much so that a small jail had to be erected on the premises and a mounted trooper stationed at the inn.

The history of the continued after the death of Mr Edward Yates on 8th December 1898 aged 53 with his wife Jessie taking over the running for some 13 years until her passing 23rd December 1911.

The property was sold at auction by the Executors on Saturday 4th February 1911 as recorded by advert Mt Barker Courier Friday 27th Jan 1911.

The sale of numerous lots of land describes the main offering of the Hotel as ;

"80 acres with the Morning Star Hotel of 10 Rooms (stone), Stables and Chaff house (stone), Iron Buggy shed, large Milking shed and a small Stone cottage of 3 rooms (formerly Police jail), Stockyards, Garden, &c A splendid crop of Wattle fit to strip on the land."

The premises resorted to a private residence from that time on to today.