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**Chris Weston**

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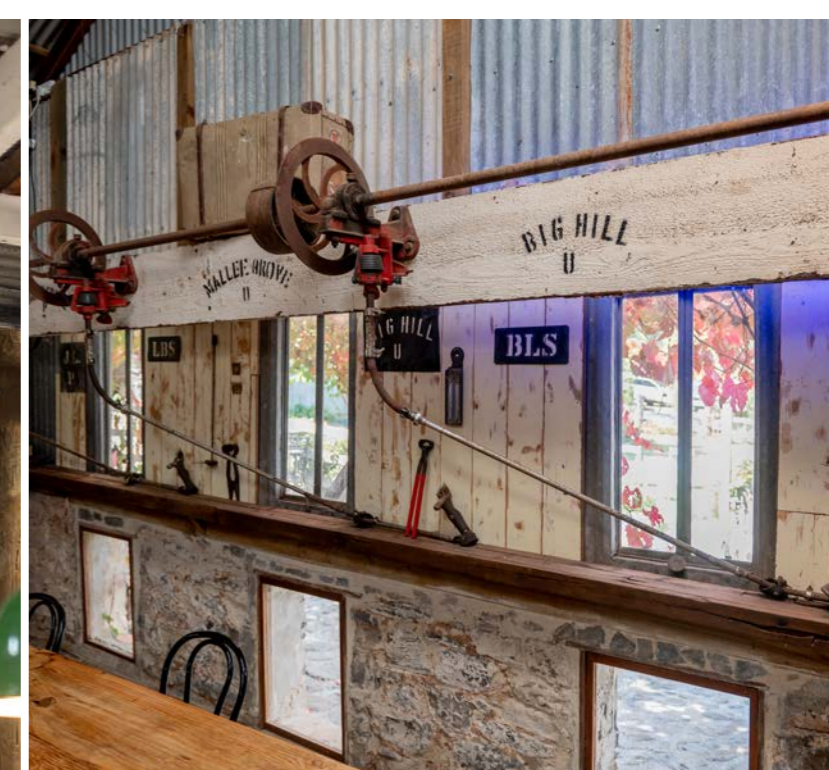
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RLA 173455

Buyers please note:  
Although every care has been taken to ensure the accuracy of the details in this brochure, they cannot be 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**

Historic Morning Star

6 Morning Star Road, Wistow

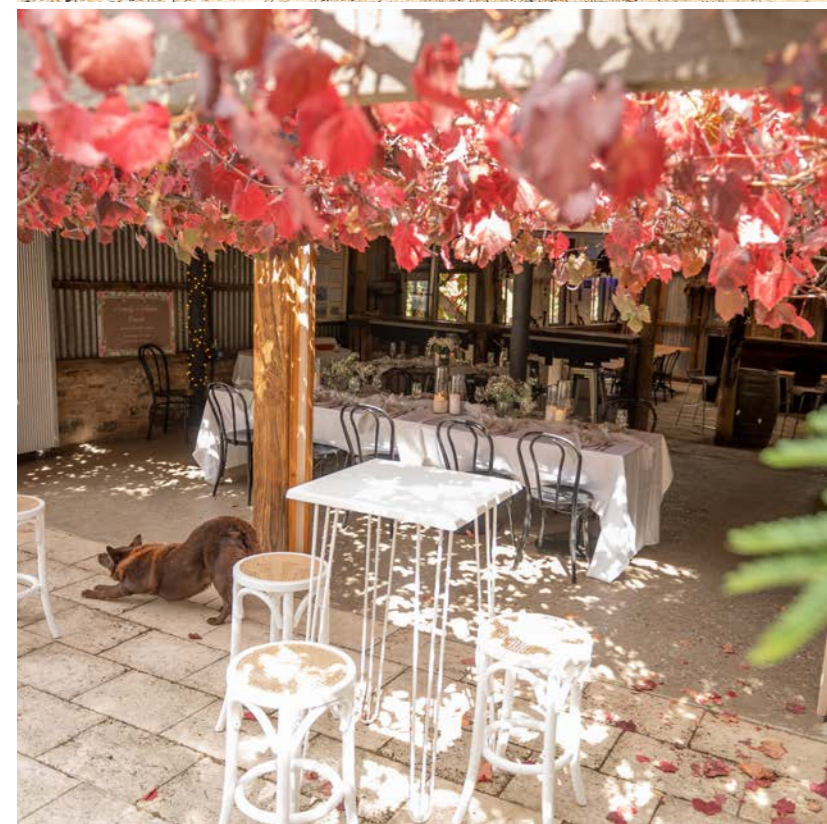
**Oakbank**  
**08 8388 4002**



An extensive Portfolio of Property Improvements and Embellishments has been provided, in addition to the presentation brochure. From all the information provided you will then have a full understanding and tangible evidence of just how much work and capital has been expended on Morning Star, since 2015.

In summary, this stand-alone estate, even today has significant local Heritage, an enviable lifestyle property, just 4 minutes from Mt Barker. Furthermore, the Government approved usage consents for functions, wine tasting/café restaurant, allows for stand-alone income, thus complimenting your family lifestyle.

Your future and your sense of belonging is assured.



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## Raine & Horne Oakbank

For Sale: \$1,500,000

Property ID: L18433075

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## Historic Morning Star - 5.6 acres (approx)

Steeped in history circa mid 1840's, with later stone additions circa 1880's. Operated as a Hotel/Inn up until 1911, a focal meeting place/stop over for Interstate coach travellers (Chauncey's Line). Also for the navvies who built the Railway line through the area known as Gemmels (Now known as the Steam Ranger Heritage line to Victor Harbor). Even gold escorts, all extensively documented in the Property Portfolio of the History of Morning Star Hotel.

Today a remarkable estate having been totally renovated and improved since 2015. A real and tangible asset to the present owner who has spent considerable capital and many 1000's of hours each year, the estate's equally remarkable future, is assured.

The original bar room is now a huge kitchen family area of some 50 square metres, offering catering and function facilities further outlined in the Property Portfolio.

The part return verandah covers two entries. The ornate leadlight panelled front door opens up into the lofty 13' high ceiling hallway and further leads to the east-west hallway.

Family living is enhanced from 4 double sized bedrooms, three of which still offer the original ornate fireplaces. The sitting room also offers the original fireplace, today an installed slow combustion log fire provides that added winter comfort.

There are two newly installed bathrooms, one of which is an ensuite, the newly created hallway leads through to the modern laundry and out into the sunroom, which is currently used as an office. (Yet could also be a 5th bedroom).

The linking professionally built, Engineer designed hip roof pergola entertainment area of 7.5m x 8m embraces privacy and spacious outdoor living.

Nearby is the olde buggy shed, now implement storage and newly built unisex toilet plus a separate male toilet. The shearing shed is quite special. Its authenticity and historical significance enhanced. Today having been extensively renovated for, Wine tasting/Café/Pizza Oven/Weddings and Private functions/Bed and Breakfast for up to 86 people.

A 5Kw solar system on the shearing shed roof serviced in May 2020 by Origin Energy, currently 6 cents per k/w back to the grid.



See Property Portfolio notes for full details.

80sqm of glory vine clad over two pergolas further opens the entertainment area of the shearing shed entertainment, food serving and bar areas, furthermore, extending out to the private lawned garden area.

The Western and Southern walls of the shearing shed have been insulated and double insulation together with olde galvanised iron (up to 5 metres high), further enhance the aesthetics. Heavy timbers throughout, 'artfully' designed to further uplift its rustic appeal, complete with the overhead shearing bar and shearing combs. Outside the original flagstone stone/cobble stone flooring completes the ambience of this truly unique entertainment area.

There are two small horse yards, one with shelter shed and stable with water. A dedicated garden shed, and fowl run and further along, the dedicated vegetable garden area, together with the water saving wicker bed.

20 Turf valves (plug in sprinklers which can be timed for up to 30 minutes, for example). The open lawned area is complimented by hedging and in-built gardens, the Cape Jaffa limestone walling and paving, further compliments the garden and grounds.

All the fencing on the property is brand new and there is also new 1.8-metre-high good neighbour fencing on the boundary of the Western neighbour. The land and immediate grounds have been planted to 50 trees, including plane trees, and a wonderful white flower Magnolia.

