

Farm Retreat Accommodation Business for Sale Queenstown



For Sale

Location: **Queenstown**
Asking: **\$5,500,000**
Type: **Offers over +GST
Accommodation-Other /
Tourism/Leisure**

Judge & Jury Farm Retreat / Accommodation Opportunity

A secluded rural hideaway offering a lifestyle second to none! A home and income dream!

The Judge and Jury Farm Retreat is a secluded rural hideaway only minutes from the renowned Gibbston Valley Wine Region, Arrowtown and Queenstown. Set amongst the historical landscape of the region this stunning 52-hectare (127 Acre) property is well positioned and perfectly set up to take advantage of the many local activities and tourist attractions in the region.

- Private and secluded rural property with stunning views of this unique region
- Suitable as a permanent residence, holiday retreat or accommodation business
- Potential for further income and growth opportunities with approved resource consent for 17 guests
- In three freehold titles, includes three flat paddocks and farm buildings
- Only 15 minutes to Queenstown Airport and close to many local activities and attractions

The property comes with several accommodation options including the main farmhouse with 3 bedrooms and two bathrooms, a beautifully appointed 2-bedroom cottage plus a self-contained loft. All accommodation showcases the rustic charm of stone yet offer modern conveniences and functionality.

The retreat is currently set up as an accommodation business as well as a home. It utilises all three buildings for short term accommodation stays.

This property is one that offers unique character in terms of both the buildings and the landscapes with breathtaking views down to Queenstown and the Kawarau River. It lies within one of the regions iconic rock formations Judge and Jury hence the property's name.

The Queenstown Trail network runs right past the front door, connecting you to the Gibbston Valley and Two Rivers trails, giving endless options to enjoy the splendor the region produces.

If you are looking for your own piece of paradise and a lifestyle second to none or a unique retreat and can see the considerable opportunities in income and growth this stunning property provides, then talk to Adrian Chisholm today.

For further information, contact specialist Accommodation Business Broker Adrian Chisholm, AREINZ, on 021 727 888 or email adrian@tourismproperties.com.

Business Resources

CURRENT ACCOMMODATION OFFERING:

The Cottage

Contact:

Adrian Chisholm
021727888

nzbizbuysell.co.nz/119119

Tourism Properties.com
Licensed REAA 2008
Broker Ref: 69427



Set in a rural alpine location offering spectacular views of the surrounding mountains and rivers. The cottage built in 2012 is fully equipped for all holiday needs with a spacious kitchen, dining and lounge, including a log burner for those cooler nights. The two-bedroom cottage can sleep five comfortably with the first bedroom offering a king bed and the second bedroom offering a queen bed and a king single bed.

The cottage is modern and warm, heated by a log fire it also features a modern warm bathroom heated by underfloor tiles, toilet and laundry facilities. With outdoor living that includes a BBQ for those warmer evenings, bifold doors open from the dining area creating an alfresco dining experience.

The Loft

Self-contained, and split over two levels, the loft features a queen bed, living and kitchen space upstairs, with view of the iconic Judge and incredible sunsets towards Coronet Peak. Downstairs you enter via a large laundry / mud room, into the lobby and bathroom area. The entire downstairs area has underfloor heating, with all new fixtures and fittings. This is the perfect winter hide out for a skiing vacation with 3 fabulous ski fields all within 30mins drive.

Set within the garden of the farmhouse, with private entrance and parking.

The Farmhouse

Enjoy the rustic charm of this hand-crafted stone farmhouse approximately 260 sqm (including veranda) with spacious rustic style kitchen, living, dining and lounge area with open fire located on the ground floor along with bathroom, toilet and laundry facilities. Upstairs you'll find 3 comfortable bedrooms, the first offering a king bed, the second a queen bed and the third twin singles, along with the second bathroom.

Constructed circa 1988 with extensive renovations in 2020 the Farmhouse showcases beautiful stonework (sourced off the farm) and timber features throughout. Fully re-wired, stormwater drainage re-laid, gas hot water with recently installed califront, it is heated via large Metro log burner and open fire. The farmhouse also has an adjoining double garage with loft above.

Set within a lushest garden, the farmhouse veranda is the prefect outdoor living space to enjoy the long summer evenings.