



For Sale

Location: **Otago**
Asking: **\$1,175,000**
Plus GST (if any)
Type: **Accommodation-Other / Hospitality-Restaurants**

Ideal Lifestyle and Income Combo! Must see to appreciate the lifestyle and potential!

Nestled just 200 meters from the famed Otago Central Rail Trail, this former schoolhouse and current B&B offers a perfect blend of historic charm and modern comfort in a tranquil country setting. The schoolhouse, circa 1869, was fully restored approx. 15 years ago with a contemporary interior design, new plumbing, wiring, and state of the art lighting that respects its rich heritage.

This building features an industrial-grade kitchen currently used to serve B&B guests, a mezzanine floor, a well-appointed dining room, bar area, a fabulous outdoor garden bar area, formal lounge/meeting room and bathroom facilities—ideal for small corporate gatherings, weddings or group retreats.

There are five modern ensuite bedrooms located at the top of the property which provide a private and comfortable stay for visitors.

Each with King bed (splitable) and a king single bed with trundle.

A standalone three-bedroom owners residence with spacious decking, garage, shed and own private garden forms part of this exclusive package. The old school field creates a great recreational space.

The current owners operate as a popular fully catered homestay for Rail Trail visitors during the cycle season. Then become international tourists in their down time.

This property offers exciting potential for other forms of recreational, corporate, craft groups or private stays.

Located in Hyde, on Highway 87 between Middlemarch and Ranfurly (the Art Deco Capital of the South Island), this property enjoys easy access to nearby airports in Dunedin, Queenstown, and Oamaru.

Driving times are convenient (approx.): Dunedin - 1hr.15mins, Dunedin Airport - 55mins, Oamaru - 1hr 15mins, Queenstown - 2.5 hours, Alexandra - 1.2 hours.

Experience the lifestyle offered by this unique, perfectly positioned property for adventure and relaxation on the doorstep to one of New Zealand's premier cycling and walking trails.

For more info visit - <https://www.pggwre.co.nz/property/ale41727/9125-eton-street-hyde/>

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