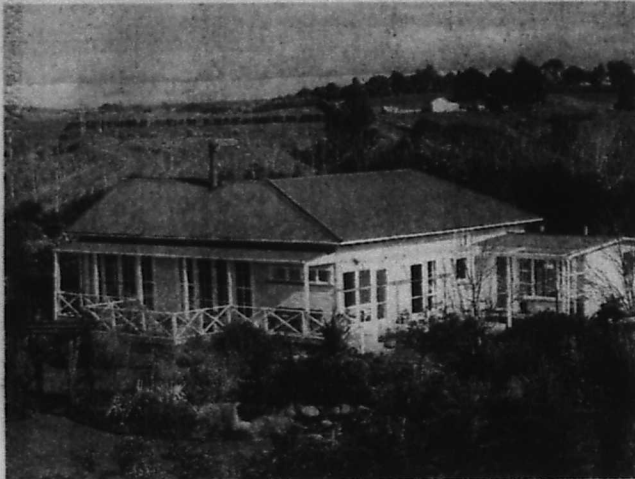


THE DAILY NEWS
PROPERTY & PLACES

Home and land a charming rural package



TOPS: Hursthouse Rd location is sought after for its peaceful environment and relative proximity to urban conveniences.

Feature by **MIKE SHAW**
 Photos by **PIP GURTHRIE**

A **LIFESTYLE** block and a character home. That's a rare combination which, once found, is hard to replace.

Peter and Karen are faced with that search again following their decision to move from their Hursthouse Rd property and do away with daily commuting to work in South Taranaki.

"We'll be looking for a place like this; we like character homes," Karen said. "They always seem to be roomy and there are nice features in older-style homes."

Finding a new home will be twice as hard considering the attractions of the hilltop property they currently enjoy — and the work they have put in there.

The couple will be leaving their Hursthouse Rd home and the 40 acres surrounding it in top condition for new owners. In the two years they have lived there they have created an environment — inside and out — which will allow those new owners to settle in immediately.

The grounds and the views beyond are among the first features to impress visitors. They have changed considerably since Karen and Peter took up residence.

"It was just a paddock then; not much here at all," Karen remembered. "I've lost count of all the plants we've put in. I know there are 30 rhododendrons and there must be several hundred shelter plants."

The sweeping gardens offer a mix of native and exotic plants with a small orchard and a goldfish pond

to add extra interest. Ponga pergolas lead from one garden area to the next.

The house itself carries its 70 years or so well. And it should do. It's had a lot of TLC lavished on it recently.

The attention began eight years ago when previous owners shifted the house to the homeless property from its original Tukapa St, New Plymouth, location. A new kitchen was subsequently installed and Karen and Peter have continued the renovation throughout the rest of the house.

The villa was placed on the site to capture all-day sun. French doors off the lounge and main bedroom as well as large areas of glass in the sunroom and dining room/kitchen areas let the warmth and light flood in.

That site also allows expansive views of sea, mountain and rolling farmland. In the middle distance, Paritutu to the west and the Methanex plants to the west can be seen.

On a clear day, the views extend to Ruapehu — a handy vantage point for Peter and Karen when that peak was erupting. Their photo album now contains some good images of the upset volcano.

To make the most of those views and the landscaped gardens that were quickly maturing, Peter and Karen added a second verandah, extending the living areas outside. The exterior of the home was also repainted, after the couple painstakingly stripped layers of old paint back to bare wood.

Inside, new carpet, wallpaper, paint and drapes provide a fresh and pleasing atmosphere for the home's occupants.

A woodburner warms not only the lounge, but the

rest of the house as well, thanks to a heat transfer system Karen and Peter had fitted. Ducting from the lounge carries excess heat to the front passage and rear kitchen, ensuring all rooms are a pleasant temperature. A thermostat controls the operation of the system.

Beyond the home and its immediate grounds lies the bulk of the property.

The land contour is rolling, providing a balance of flat hay paddocks and steeper sidings, some of which are planted with pine and native trees. Approximately 1200 pine trees are established as well as an area of native bush, dissected by the Kaikokupu Stream.

The land has recently grazed up to 48 Jersey heifers, although beef dry stock are currently run.

All this adds up to a good buy, according to Taranaki Farmers property consultant Lymlee Drinkwater.

"A lot of smaller blocks are asking similar money," he said. "This is right on GV and I would expect it to improve in value as the market lifts."

"Such a nice place doesn't come to the market every day. Hursthouse Rd is a sought-after area ... within view of the New Plymouth lights."

"It's just 16km or a quarter-hour out from the city and that makes it very handy if you are working in New Plymouth city or Bell Block." Inglewood and Waitara are also quite close, via SH3a.

An open home will be held at the property tomorrow between 2pm and 4pm.

● **Price: \$290,000. Marketed by Taranaki Farmers Real Estate, Inglewood.**



GARDENS: Once a paddock, now a relaxing area of plants and lawns.



STYLE: Roomy entry foyer has character features.



LOUNGE: French doors and windows offer views; woodburner provides heat.