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**Cranfields Property**

## Hinson Hall

12 Hinson Lane, Smiths

**\$ 2,600,000**

MLS Number: 1166



Fully renovated Smiths home full of character and charm!

Hinson Hall is an historic home of outstanding character, full of ancient beams, fireplaces and wide plank polished floors. HH is located on over 2 acres within a private estate of horse paddocks and woodland. The home was extensively renovated in sympathy with the existing building. Improvements were made by updating the infrastructure, the addition of a large airy covered porch off the living area, as well as a sumptuous pool and entertaining area with dedicated bar and pool cottage. The house is flooded with good natural light from larger than normal windows and tastefully decorated. It is fully air-conditioned with either wood or tile floors throughout. There is a farmhouse style kitchen, suitable for catering large gatherings which opens to a delightful breakfast/family room and the pool area. The master bedroom has loads of charm, a private fireplace and room for a large 4 poster bed. All four bedrooms in fact have en-suite bathrooms and ample closet space.

For a family who loves to entertain this is a winner!



### Room Sizes

Kitchen	21 x 12
Living Room	18 x 23
Dining Room	18 x 19
Bedroom 1	22 x 12
Bedroom 2	14 x 13
Bedroom 3	12 x 13
Bedroom 4	12 x 12
Breakfast Room	17 x 11
Pool Cottage	
Living/Bedroom	17 x 14
Kitchen	9 x 8
Bathroom	9 x 8

AC	Bedrooms	4
Fire Place x 4	Baths	4
Pool	Main House	3100 Sq. Ft.
Pool Cottage	Lot Size acre	2.30 Acres
Patio	Zoning	Res 2 + Woodland Reserve
Watlington	ARV	\$ 99,000
Rural View	Land Tax	\$ 12,206 p/a
PRC Holder		
Year Built +- 1750		
Grade 3 Listed		

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To the best of our knowledge the information contained herein is accurate however we cannot guarantee that it is correct.