

## Boutique wine farm in Golden Triangle tourism hub



**R 58 000 000**

**Web Reference 10777**

Location, terroir and well established brand on tourism route.

This established boutique red wine winery is located on the R44 between Stellenbosch and Somerset West. It has approved service access from the R44 highway, the Annandale road and the newly upgraded Stellenrust road. In addition to the existing buildings, approval has been granted to convert an existing historic building into a wine tasting centre and restaurant with direct access from the R44. Due to the lay of the land and natural slopes, the part of the farm closest to the R44 is much lower than the road which results in a natural barrier that protects the tranquil atmosphere of the property. The planned restaurant and tasting centre has been designed to make full use of the exposure of the high traffic volumes on the R44 for visibility, yet faces away from the road towards the picturesque Helderberg mountains to capitalise on the tranquillity of the farm and some of the best views in the Western Cape.

The 23.89 hectare farm has 16 hectares under red wine cultivars specifically selected in terms of the terroir to produce the highest possible quality of wine. The vineyards (with drip irrigation) are well established and in excellent condition. Average yield is about 7- 8 tonnes per hectare.

The farm is well established with it's own labels, cellar and established presence in markets across the world including China, Japan, Canada, the USA and various European countries. The brand is a world leader in the production of "no sulphur added" wines and the development of the associated technology.

The farm has a water allocation from Theewaterskloof and a 9 000 square meter dam for storage.

Buildings on the farm include the main homestead, a manager's house, a garden flat, farm shed, wine cellar with storage shed, office and tasting and sales facility.

The property is connected to the Stellenbosch municipality's network for drinking water and effluent. Electricity is supplied directly from Eskom.

House Size: ±23.89 ha

Bedrooms: 4

Bathrooms: 2

Garages: 2

Pool

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