

Devon Valley



Income producing lifestyle estate.



R 11 200 000

Web Ref: 10762

Live the country lifestyle on a picturesque working Protea flower farm.

The property of 3.8 hectares is located in Devonvale, Stellenbosch. The farm was acquired as a bare piece of land by its current owners 28 years ago and transformed into a magnificent lifestyle home base with a successful Protea and Pincushion farming business which currently produces mainly for the export market. It presents the best of both worlds.

It is not often that lifestyle properties of this size, that are fully self sufficient and provide the owners with an extra income, become available in the market.

The flower farming business has grown and sustained itself and its owners throughout the recent drought in the Western Cape. Prospective buyers do not need to be experts in flower farming as the manager working on the farm is capable of running the flower business. Additionally, due to its location and abundance of flowers the farm is ideal to be further utilised as an Agritourism / Birding destination. A very large amount of bird species can be spotted on the farm throughout the year, especially when the flowers are in bloom which is generally between July and December.

The accommodation consists of a main house and an attached separate loft apartment.

The main house has two bedrooms with an en-suite bathroom for the main bedroom. There is another bathroom and a separate guest toilet. The bathrooms have underfloor heating. Two other rooms that are currently utilised as offices can also be used as bedrooms or family rooms. One of the current office spaces has a loft area. A conservatory on the one side of the house can also be used as an office / family room. The central living area is large and open plan. It includes a lounge area, dining area and kitchen with a scullery and pantry. The garage provides parking for three cars.

The loft apartment is open plan with a kitchenette and bathroom, large enough to convert into up to three smaller bedrooms. It can easily be incorporated into the

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main house.

Outbuildings consist of a packing shed with a bathroom, box store and a fourth garage. there are a further undercover parking spaces for four cars. there is also a separate staff bathroom (shower basin toilet).

The three hectares of flower orchards of approximately 14 000 plants are all under drip irrigation. Pincushion varieties are Succession 2, Queen Juliana, Jelena and Goldie. The King Proteas are of the Clare variety. The farm also has 100 olive trees.

Electricity - Eskom

Drinking water - Stellenbosch municipal

Scheme water - 2 hectares schedule A

The Devonvale area is centrally located and within easy reach of Stellenbosch, Cape Town International Airport and the N1.

Security on the property is excellent with an electric main gate, a CCTV system, lights outside the buildings, alarmed burglar bars on windows, security gates on all doors and a 24 hour neighborhood security patrol. There is also the option of joining the Stellenbosch Farm Watch.

All implements needed to run the farm are available subject to negotiation.

Features:

CCTV, 24 Hr Patrol, Separate Flat

Rooms:

2 Bedrooms

2 Bathrooms

Entrance Hall

4 Living Areas

2 Office

3 Garages

Store Room

Kitchen

Plot Size: ± 3.8 Ha