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BOUTIQUE VINEYARD & VILLAS OFFERING IN PICTURESQUE HUNTER VALLEY

An extraordinary opportunity to own an iconic estate in the prestigious NSW Hunter Valley is offered to the market for sale with Bracken Ridge Estate Vineyard & Villas.

The boutique estate, located at 447 Old North Road, Pokolbin, spans over twenty-five acres, and features meticulously maintained Semillon and Shiraz vineyards and offers luxurious villa accommodation, nestled against the scenic Brokenback mountain range, providing a tranquil rural retreat perfectly situated near renowned wineries and gourmet dining.

Nestled in the heart of the Hunter Valley, Bracken Ridge Estate Vineyard & Villas offers a harmonious blend of vineyards and luxury accommodations, sought-after for both investment and leisure.

Set amongst a tranquil natural environment surrounded by native bushland and neighbouring cattle properties and wineries, guests staying in the boutique villa accommodation can relax on private verandas or by one of the estate's three dams, enjoying views of drifting hot air balloons and abundant local wildlife.

Bracken Ridge Estate boasts five villas across acres of vineyards and expansive lawns with each villa strategically positioned for privacy, surrounded by natural gardens, and offering two-story loft-style accommodations.

The villas are fully equipped with a well-appointed kitchen, espresso machine, and premium beds with crisp bath linens, ensuring a comfortable stay with amenities like a slow combustion log fire for cooler months and reverse cycle air conditioning for warmer seasons.

The estate offers diverse accommodation options, from the popular "The Stable" villa to the spacious three bedroom "The Athabascan" with demand bolstered by direct bookings and popularity on platforms like Airbnb, particularly during the winter season. The villas' operational efficiency is maintained with comprehensive assets, affirming Bracken Ridge's self-sufficiency and operational readiness without requiring any immediate additional investment.

"The Hunter Valley is renowned for attracting wine lovers, food enthusiasts, and nature seekers throughout the year. Bracken Ridge Estate, with its stunning views and premium amenities, provides an unparalleled experience for guests, making it a standout destination in this vibrant community," said **Kathryn Brassington, Associate Director, Hotels** at **Savills Australia and New Zealand**.

"Owning this property is an unrivalled opportunity to become part of the region's rich legacy, with its year-round appeal ensuring a steady flow of visitors and enhancing its investment potential," Ms Brassington continued.

Hugo Weston, Executive, Hotels at **Savills Australia and New Zealand** added, "Proximity to major CBDs like Sydney and Newcastle makes Bracken Ridge Estate & Villas a favoured spot for weekend getaways.

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“The ease of access combined with the region's natural beauty and premier wine offerings drive high demand, especially on weekends. It’s is an unrivalled opportunity to own a piece of the iconic Hunter Valley, with the property’s strategic location promising robust occupancy rates and a lucrative return on investment," Mr Weston concluded.

The Pokolbin-Rothbury area is a charming locality nestled in the heart of the Hunter Valley, New South Wales. Known for its picturesque landscapes, world-class vineyards, and serene countryside, the region offers a unique blend of luxury, tranquillity, and vibrant community life.

Conveniently located just 8 kilometres north of Cessnock and 50* kilometres west of Newcastle, Pokolbin is easily accessible via the New England Highway and the Hunter Expressway. Enjoy the peace of rural living with the convenience of nearby city amenities.

The Hunter Valley, particularly the Pokolbin-Rothbury area, is a sought-after location for real estate investment. With its booming tourism, established wine industry, and serene environment, properties here are perfect for those looking to invest in hospitality, wine production, or simply a luxurious rural retreat.

Bracken Ridge Estate Vineyard & Villas is being offered for sale via Expressions of Interest closing Thursday 29 August at 4pm (AEST) with offers expected upwards of $5.5 million.

For further information please contact:
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