



## Stunning Farmhouse & Separate Cottages For Sale in Kokstad KwaZulu-Natal South Africa



### Информация об агенте

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Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 424,802.69

### Местоположение

Страна:	ЮАР
Адрес:	Kokstad
Добавлено:	19.09.2024

Описание:

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South Africa  
KwaZulu Natal  
Kokstad

Price is 6.5 million South African Rand

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

If it's time for a change and a move to the countryside, Baildenfalls is calling your name. Baildenfalls, is uniquely situated and offers utterly beautiful, calming mountain views from every vantage point. It is a place that offers endless possibilities to tailor-make the lifestyle of your choice. Your deck is literally



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perched above your very own private massive waterfall fed by the beautiful Mzintlava River that flows right through the property.

This exclusive lifestyle estate is an evocative experience and is steeped in deep history- having once been a railway siding, and is most famously known for being a thriving bar and restaurant in the valley. Here, the world is your oyster and the possibilities are endless. Baildenfalls lends itself to many income generating opportunities- the hospitality industry being one of them. The property can be anything from a boutique hotel to a B&B, a lodge, a spa, retreat or wellness center. There are 8 outbuilding's separate to the main house, 3 are stunning ready-to-use bungalows and there are more outbuildings that can be converted. There is also a huge bar with a stunning countertop and tables and chairs that looks out on the waterfall. A place that's perfect for functions or even a larger bungalow.

This is a setting unlike any other and needs to be viewed to be truly appreciated and comprehended. The breathtaking north-facing main bedroom within the homestead, overlooks the waterfall and provides sweeping views of the river to both sides. The main building has recently been built (4 years ago) to be a classic, modern farmhouse for easy living. The home is seamlessly spacious and intimate at the same time, with double volume living areas and bedrooms that cocoon you.

At Baildenfalls you have an all-day, every-day pass to a 360 degree natural theatre. It's an ever-changing display of flowing water, dancing light and dramatic big skies over a landscape that is thoroughly and beautifully South African. The gardens are a passion of the lady of the house and are magnificently landscaped- a sight to behold! It truly is a space of grace, freedom and sanctuary. It's where you can disconnect to reconnect- for a weekend, a week or forever. The owners have opted to keep it to themselves and I quote, 'a place that is somewhere between heaven and earth- a place of pure magic, expansive views and idyllic stillness'. They bask in the peace and serenity. Spend lazy days fishing in the river and swimming in the waterfall or watching the wildlife from the deck. It's an entertainers paradise and they often have visitors coming from far to experience the 'magic'. The visitors enjoy tubing, fishing, hiking, horse riding, cycling and just being in tune with nature.

The bespoke kitchen is a dream kitchen or any and every cook- contemporary, yet chic- with a Scandinavian edge, is the only way to describe it. Spoilt for choice with electric, induction and gas burners. The oven is a digital eye-level king-size oven. The large walk-in pantry is an added surprise. A beautiful space fit for a queen.

Water is obviously no problem. The garden and vegetable gardens have an expansive web of hidden underground irrigation pumped directly from the river and for personal use- a brand new 150m borehole, with the most delicious water. The beauty about this hidden gem is that one can generate their own electricity by harvesting it from the ever flowing waterfall- also know as hydroelectricity. Converting over 90% of available energy into electricity, hydropower is the most efficient source of electrical energy. The owners have looked into this and have been told that from this waterfall, you would be able to power enough electricity for yourself and your neighbour's- and still be able to sell some back into the grid!

It is a reluctant sale and the owners are very sad to be leaving their piece of paradise but have decided, due to retirement, to move closer to their family. Free water, the possibility of free electricity and the



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beach that is only an hour and a half's drive away. The property is also a one hour's meander to the picturesque town of Underberg, at the foothills of the southern Drakensberg and Sani Pass. It's the best of both worlds, and a place to savour an authentic way of living. There is so much more to say about Baildenfalls. Frankly, just too much to mention. Other features include a huge undercover veranda area, water features, herb/vegetable gardens, a built-in braai, rustic stables, underfloor heating powered by a heat pump that recycles hot water in underground pipes, incredible woodwork features and staircases, etc.

## ABOUT THE AREA

Kokstad is a town in the Harry Gwala District Municipality of KwaZulu-Natal Province, South Africa. Kokstad is named after the Griqua chief Adam Kok III who settled here in 1863. Kokstad is the capital town of the East Griqualand region, as it is also the biggest town in this region.

The little town of Kokstad sits on the boundary between KwaZulu Natal and the Eastern Cape, nestled in the heart of East Griqualand.

Kokstad lies in the shadow of Mount Currie on the outer slopes of the Drakensberg and was, until recently, best known for its cheese until Oprah Winfrey placed the town on the map, amidst much fanfare, when her charitable foundation, Oprah's Angel Network, designed a school for Kokstad's Shayamoya township. Kokstad lies surrounded by mountains in a predominantly stock farming area. This wild and beautiful part of the country was settled by the Griqua – a hardy group of frontiersmen who, after clashing with Boers and the British in the interior, turned east and settled in what was known as 'No Mans Land' – in the 1860s.

Their leader, Adam Kok, was responsible for establishing Kokstad. Today it's a bustling little town, its history encased in its Museum, a national monument on Main Street, which focuses on the Griqua people.

The town's namesake was to die an unpretentious death after falling off a cart only a few years after the town's establishment, but a monument, right next to the police station, commemorates his leadership.

The area is popular for its many rivers and dams that provide ample opportunity for trout fishing, and there are no fewer than three reserves, Mount Currie, Wilfred Bauer, with lovely picnic spots, and the Mountain Lake Nature Reserve, a small reserve peppered with cattle tracks and little paths that provide wonderful walks, as well as over 220 species of bird for bird lovers.

Crystal Dam provides boating and angling opportunities. The Crystal Spring Dam is fed by the pure water of Crystal Spring, the main source of Kokstad's water supply. The existing bulk water infrastructure includes a weir on Mzintlava River and Crystals Spring Dam, which is mainly supplying water to the Kostad urban community. There are three rural schemes located at Swartberg, Franklin and Kransdraai, which meet the RDP level of service.

Rough and ready, smart and sophisticated, rural and rustic: there's no doubt that KwaZulu-Natal (KZN) is eclectic. It's a region where glassy malls touch shabby suburbs, and action-packed adventurers ooze adrenaline while laid-back beach bods drip with suntan lotion. Mountainscapes contrast with flat, dry savannahs, while the towns' central streets, teeming with African life, markets and noise, are in stark



contrast to the sedate tribal settlements in rural areas. Here, too, is traditional Zululand, whose people are fiercely proud of their culture.

Throw in the wildlife – the Big Five (lion, leopard, buffalo, elephant and rhino) and rare marine species – the historic intrigue of the Battlefields, fabulous hiking opportunities, and the sand, sea and surf of coastal resort towns, and you get a tantalising taste of local heritage and authentic African highlights that should be on every ‘must-do’ list.

## MAIN FEATURES:

- 300m<sup>2</sup> of living space
- 55000m<sup>2</sup> plot or 5.5 Hectares
- 4 bedrooms
- 2 Bathrooms
- Stunning Views
- Private Garden
- Private Parking
- Massive potential in the rental market Airbnb and booking.com
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of South Africa
- Many excellent sports facilities, walking and sports areas nearby
- 60sqm veranda space
- 50 sqm double garage & laundry
- Separate Pub 55 sqm
- 4 x Bungalows 38 sqm (bedroom open plan kitchenette and en suite toilet and shower)
- Other storage and outbuildings (including double thatch carport for Bungalows) 100 sqm
- Main house 4 bedrooms 2 bathrooms
- Walk in closet
- Walk in pantry
- Open plan kitchen, lounge dining room.

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### **Общие**

Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	300 кв м
Площадь участка:	55000 кв м

### **Utility details**

Heating:	да
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### **Building details**



Number of Garages: 2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.084.820

