



2 Waterloo Rd, Swansea



## SEA CHANGE SCHOUTEN HOUSE SWANSEA HERITAGE ELEGANCE CHARACTER HOME 7BR ENSUITE, MULTIPLE LIVING

Established circa 1844, Schouten House stands proudly as a hidden treasure in the charming coastal town of Swansea, Tasmania.

As one of the inaugural inns on the East Coast of Tasmania, this historic gem is now offered for sale after 18 years under the stewardship of its current owners, who now seek to move on to their next adventure.

Since farewelling the last guests in early 2020, the business assets have been meticulously maintained whilst the owners have enjoyed the property as a private residence.

Strategically positioned at the intersection of Wellington Street and Waterloo Road, Schouten House boasts captivating views of both the Swansea Golf Course and the Freycinet Peninsula.

Resting upon a spacious approx 1241 square metre lot, the solid brick structure with 40 cm thick brick walls, crowned with a corrugated iron roof, has undergone upgrades over the years, including roof plumbing, feature flooring and switchboard upgrades. A sizable portion of the block is currently used to provide off street parking for up to 6 cars.

This iconic building is one of the few true heritage accommodation properties in Tasmania.

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**Price** Offers over \$1.195 million

**Property Type** Residential

**Property ID** 1839

**Land Area** 1,241 m<sup>2</sup>

**Floor Area** 537 m<sup>2</sup>

### AGENT DETAILS

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

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Schouten House exudes an aura of timeless elegance and historical significance.

Upon entry, guests are greeted by a grand foyer, adorned with Axminster carpet and walls of formidable thickness.

The ground floor offers 4 versatile spacious rooms, suitable for dining or comfortable living, alongside a fully equipped commercial kitchen, recently upgraded by the owners.

A detailed floor plan offers flexibility, allowing prospective buyers to tailor the space to their preferences and business ventures.

Additionally, a self-contained residence in the rear wing provides a secluded retreat, opening to a lush productive garden nurtured by the owners over the years.

The property comes with an extensive list of chattels including antique furniture which is integral to the restful ambiance of the home.

Often guests were fascinated by the original features of the home, the antiques and reproduction features including but not limited to the four-poster bed, 150-year-old carved Burr Walnut bed, and Flame Mahogany sideboard.

Ascending to the first floor of the main house unveils a collection of 4 bedrooms with modern bathrooms (ensuite) and a sunny sitting room. In the rear wing, a spacious living area spans the ground floor, with the second storey offering another large bedroom with ensuite bathroom, additional storage rooms, and a studio/study opening to a balcony boasting scenic water views.

Schouten House has garnered acclaim, with 126 glowing guest reviews on TripAdvisor, a testament to the property's exceptional hospitality and unique charm.

The meticulously planned food garden showcases a diverse array of fruit trees and botanical wonders, a testament to the owners' passion for horticulture and preservation. From Medlar to Crab Apple, Fig to Sour Cherry, the garden is a testament to Tasmania's rich natural heritage.

For prospective investors, Schouten House presents an enticing opportunity for revenue generation, whether through exclusive accommodation offerings or a fusion of hospitality and gastronomy.

Periodically, Heritage Tasmania also offers grants through conservation and activation programs. One can access an amount of up to \$200,000 for their heritage property subject to funding availability and approvals. (for more info-<https://heritage.tas.gov.au/>)

Rarely does an opportunity arise to acquire such a prestigious property and unique business assets, offered at a competitive price of offers over \$1.195 million.

Whether seeking a character-filled family home, a sea change as an entrepreneur, or a venture into heritage preservation, Schouten House beckons with boundless potential and promise.

Want to inspect? Fill out a confidentiality agreement and contact our experienced business brokers today.

Phone Business Broker Praveen Pant on 0432 256 682.  
praveenp@tasbps.com.au or Paul Scott on 0477 771 098  
pauls@tasbps.com.au.

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