

Classic home restored in ideal horse country
Jamie First

VIOLET TOWN

ROYCEVALE FARM

Property: Lifestyle

Size: 72.212ha

Sale: Auction on Saturday, May 10 at 11am on site, unless sold prior

Price: \$1 million-plus

Agent: Rodwells & Co (Ruralco Property Euroa)

Contact: Steven Jeffery – 0427 595 760 or Bill Sargood – 0429 447 103

Wayne and Ginny Bellman are just the third owners of this 1880s period home.

Moving to Violet Town after their three children went to university, the Bellman's have spent 10 years living at their much-loved Roycevale Farm.

"It's been very good to us," Wayne said.

"It's an enjoyable place to be and so convenient. It's close to all the major centres, ski fields, wineries and mountains."

Located a two-hour drive from Melbourne, the Victorian house has been renovated throughout to bring it back to its former glory.

"It's extremely faithful to its origins. We did quite a lot without really changing it at all.

"We re-plastered, fixed the roof, painted and updated the electrical work, and added rear decking."

With three bedrooms and an office, it has built-in wardrobes, high ceilings and polished timber floors.

As a horse breeder for much of his life, Wayne said the 72ha property also features extensive equine facilities.

"Those with an interest in horses will have everything they could ever need."

There are 14 loose boxes in two barns, two steel yards, vet facilities with steel frame crush, feeding and machinery sheds, a workshop and a 24-hour foal watch unit with split system air conditioning.

"Day one when you move in, it could be active and ready to go," he said.

Running on town water, dams, wells and tanks, Wayne said it's "very secure" from a water perspective and arable for agricultural pursuits.

"The soil is fantastic and very fertile for farming."

Hoping to relocate closer to his kids and four grandchildren, avid horticulturist Wayne said while he loved everything about the property, he would miss the garden and space the most.

“It just has so much to offer. It’s an environment where creature comforts are first class.”

Previously working in the banking and information technology sector, Wayne said he got sucked into country life through his daughters.

“When you have girls, someone always wants a horse and that’s how it begins.”

Roycevale Farm is at 85 Harrys Creek Rd, Violet Town, 1km east of the Hume Freeway, 2km from the township and 19km north of Euroa.

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