

602 PEMBROKE ROAD WEST
STRATFORD

SMITH+
BISHOP



Heritage Villa, Off The Grid

602 PEMBROKE ROAD

STRATFORD

 3  2  107 m²  1.41 Hectares

Welcome to a rare lifestyle opportunity where sustainability, comfort and natural beauty exist in harmony. Set on 1.4 hectares just minutes from Stratford, this heritage three bedroom, two bathroom villa offers off grid living without compromise.

Relocated and carefully positioned for privacy, shelter and all day sun, the home enjoys a peaceful river boundary creating a serene natural backdrop. Inside, the home is warm and inviting, featuring European central heating, a log burner with wetback and partial double glazing for year round comfort. Classic charm blends effortlessly with practical modern upgrades.

Powered by solar with generator backup, the property delivers true energy independence.

The grounds are thoughtfully developed with regenerative organic gardens and a productive food forest, designed for low maintenance living.

A large workshop adds flexibility for work or hobbies.

This is more than a home, it is a self sufficient lifestyle offering connection, resilience and space to thrive.



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 1 DP 369005
Council Rates: \$3110.76
Rateable Value: \$660,000
Floor Area: 107 m²
Land Area: 1.41 Hectares

PROPERTY FREEHOLD

Built In: 1896
Bedrooms: 3
Bathrooms: 2
Lounges: 1
Roofing: Iron - Longrun
Heating/Cooling: Log Burner, Central Heating System - 8 x Radiators
Hot Water: Electric, Wetback & Solar
Insulation: Roof, Underfloor, Nth Walls
Glazing: Aluminum, Double-Glazing & Timber

REPORTS & INFORMATION

LIM and Council File: Property File
Title Available: Yes
Water & Sewage:
Rain Water - 25,000L - Septic Tank

CHATELS

Clothesline, Gas Hobs, Bathroom Extractor Fans x2, Garden Shed x1, Infinity Water Heating System, Light Fittings, Rangehood, Smoke Detectors x2, Central Heating System & Radiators x8, Logburner/Wetback, Drapes, Blinds, Electric Hot Water Cylinder, 12x Solar Panels (3.3 KW), 15KWH 48V Lithium Battery, 5KW 48V Inverter, Midnight Classic Charge Controller, Solar Inverter Generator 3.5 KWH, Water Filtration System, Washing Machine, Kitchen Fridge, Workshop Fridge, Standalone Freezer

ANJIE COOK

027 555 4736
anjie@smithbishop.co.nz

ALISON SMITH

027 206 7479
alison@smithbishop.co.nz

* All information is correct at the time of publication.

SMITHBISHOP.CO.NZ







**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier 280616
Land Registration District Taranaki
Date Issued 13 June 2006

Prior References

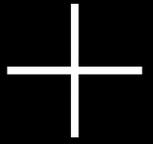
TNK1/784

Estate Fee Simple
Area 1.4088 hectares more or less
Legal Description Lot 1 Deposited Plan 369005
Registered Owners

Interests

6902966.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.6.2006 at 9:00 am
12093456.3 Mortgage to Bank of New Zealand - 7.5.2021 at 12:23 pm

SMITH+ BISHOP



CONNECTING PEOPLE + PROPERTY

We are Smith + Bishop. Founded in 2023, Smith + Bishop is an innovative boutique real estate agency based in South Taranaki, with agents Alison Smith and Khali Bishop.

We deliver something that only a boutique agency can offer – that personal local touch and the attention to detail that you deserve!

With years of experience, unparalleled real estate, and local market knowledge between us, our expertise lay in our ability to offer an alternative to local real estate, with quality service and a passion to forge long-lasting relationships with our clients based on trust and integrity.

We live, sleep and breathe real estate.

We understand that the most valuable aspect of the buying and selling process is in fact – you. That's why we've built our agency around getting to know you, your wants, and your needs so that we can focus on what matters most to you.

We are distinct, refined + innovative. We strive to deliver a bespoke service that sets us apart, offering a modern, polished and innovative approach to real estate. Like any industry, technology continues to evolve. We want to offer you the smartest technology, marketing solutions, and innovative strategies we have access to.

We pride ourselves on our standards and our professionalism. And, we can't wait to work with you!

DISTINCT + REFINED + INNOVATIVE



ALISON SMITH

Owner and Sales Consultant
0272067479
alison@smithbishop.co.nz

The 'Smith' of Smith + Bishop – Alison Smith is a lifelong South Taranaki local, mother, friend, and lover of all things property.

“Growing up under the gorgeous Mount Taranaki, I've always loved to call this my home, and enjoy meeting new faces and welcoming them to our beautiful region.”

With a passion for property and meeting new people, Alison is a natural when it comes to real estate. Thriving off forging connections, facilitating people's needs, and finding them the perfect solution in their property journey, Alison's real estate career has had some incredible moments.

From helping young adults into their first home to guiding and transitioning some very special clients into Rest Homes. Alison enjoys becoming a part of these journeys.

“I love being a part of the local community and service is at the heart of everything I do in real estate. I support local schools and businesses working towards a great future, building relationships that go beyond the closing of a deal.”

Hard work and dedication has seen Alison achieve multiple awards over the years in real estate, with an eye for detail, creative thinking, and problem-solving – she prides herself on delivering a service like no other.

“Professionally, I am an extremely goal-orientated person, very structured, and always strive for perfection in everything I do. And, personally, well, I love people! I want to get to know you and your family because to me, you are more than a client.”

SMITH+
BISHOP