

Mint



137 BLACK BARN ROAD, HAVELOCK NORTH

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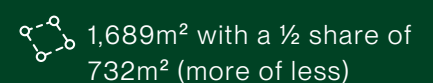
137 Black Barn Road, Havelock North

The Axis

At 137 Black Barn Road, the scale of the home is matched by the variety of spaces within it, and the setting that surrounds it. Spanning approximately 654sqm, the home features generous living areas, formal dining and six bedrooms, each with its own ensuite. Living spaces open to covered terraces and formal gardens, with established planting and views across the surrounding landscape.

Beyond the property, residents enjoy access to Hill Country Estate's shared facilities, with Black Barn's restaurant, cellar door and events just a short walk away.

Offered for sale by court order, with no vendor warranties.



Legal & Council

LEGAL DESCRIPTION

LOCATION	137 Black Barn Road, Havelock North
LEGAL DESCRIPTION	LOT 1 DP 533530 1/2 SH IN LOT 3 DP 533530
CERTIFICATE OF TITLE	876973
ESTATE	Freehold
LAND AREA	1,689m ² with a ½ share of 732m ² (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Te Mata Special Character Area
RATING VALUATION	\$4,210,000
IMPROVEMENTS	\$3,190,000
LAND VALUE	\$1,020,000
RATES	\$6,139.26 HDC \$2,148.53 HBRC

HILL COUNTRY RESIDENTS SOCIETY

QUARTERLY LEVY	\$1,500 per quarter (reviewed annually)
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Design & Build

BUILDING CONSENTS

ABA20031201 – Dwelling foundations – Stage 1
CCC 29/01/2019

ABA20030411 – Erect retaining wall
CCC 29/01/2019

ABA20031769 Dwelling – Stage 2
CCC 03/07/2019

Designer: Burt Lincoln

Builder: Stephen Linnell

Completed: Circa 2004

Construction: Concrete, steel

Foundation: Concrete

Exterior: Concrete with solid plaster finish

Roof cladding: Iron

Joinery: Silver matt anodised aluminum joinery

Insulation: Ceiling

Flooring: Concrete and carpet

REPORTS AVAILABLE

- Title
- Floor Plans
- Property Hazard Report
- Code of Compliance Certificates

SCHOOL ZONES

Te Mata School - yrs 1 - 6

Hereworth - yrs 1 - 8

Havelock North Intermediate - yrs 7/8

Havelock North High School - yrs 9 - 13

Woodford House - yrs 7 - 13

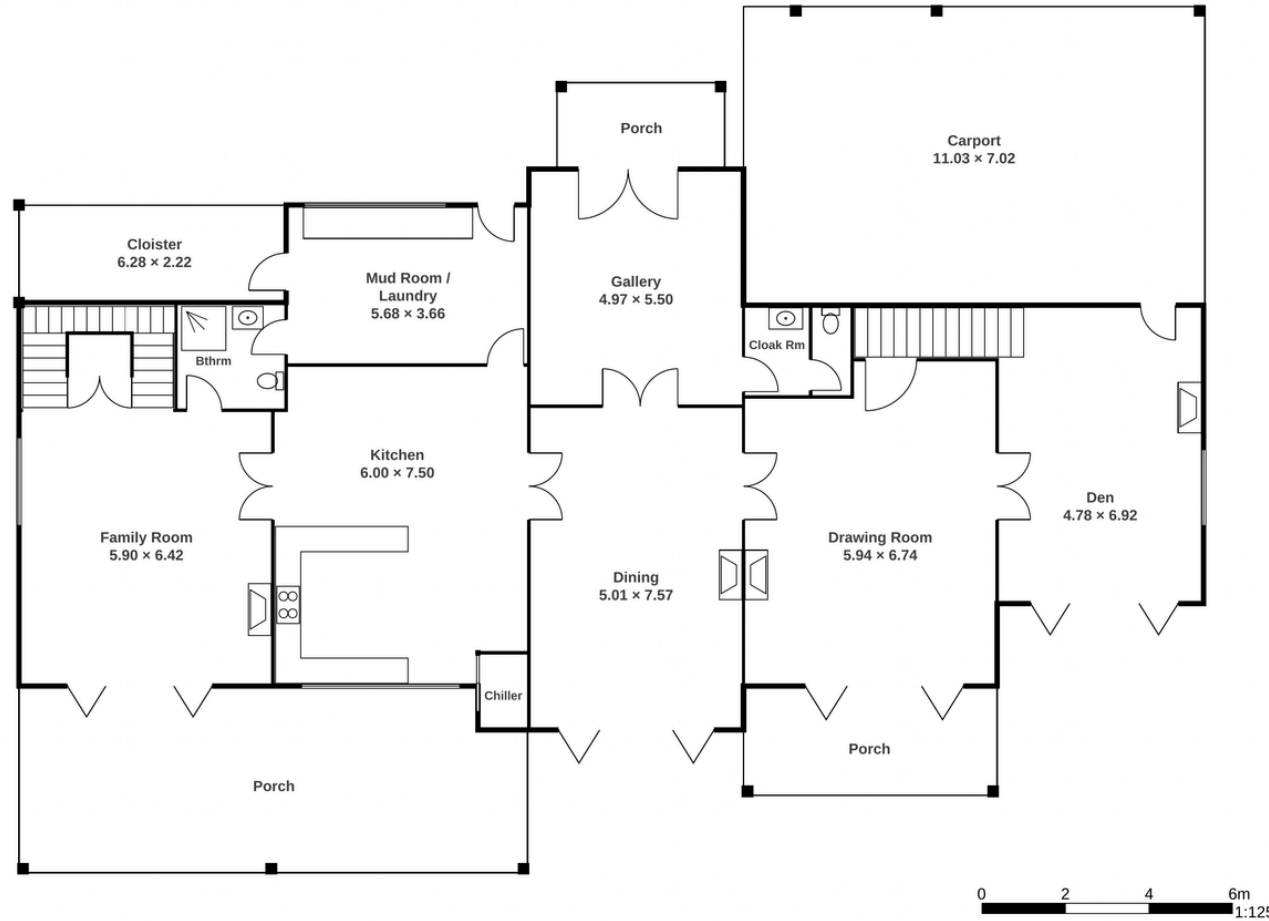
Iona College - yrs 7 - 13

Lindisfarne College - yrs 7 - 13

St John's College - yrs 9 - 13

Taikura Rudolf Steiner - yrs 1 - 13

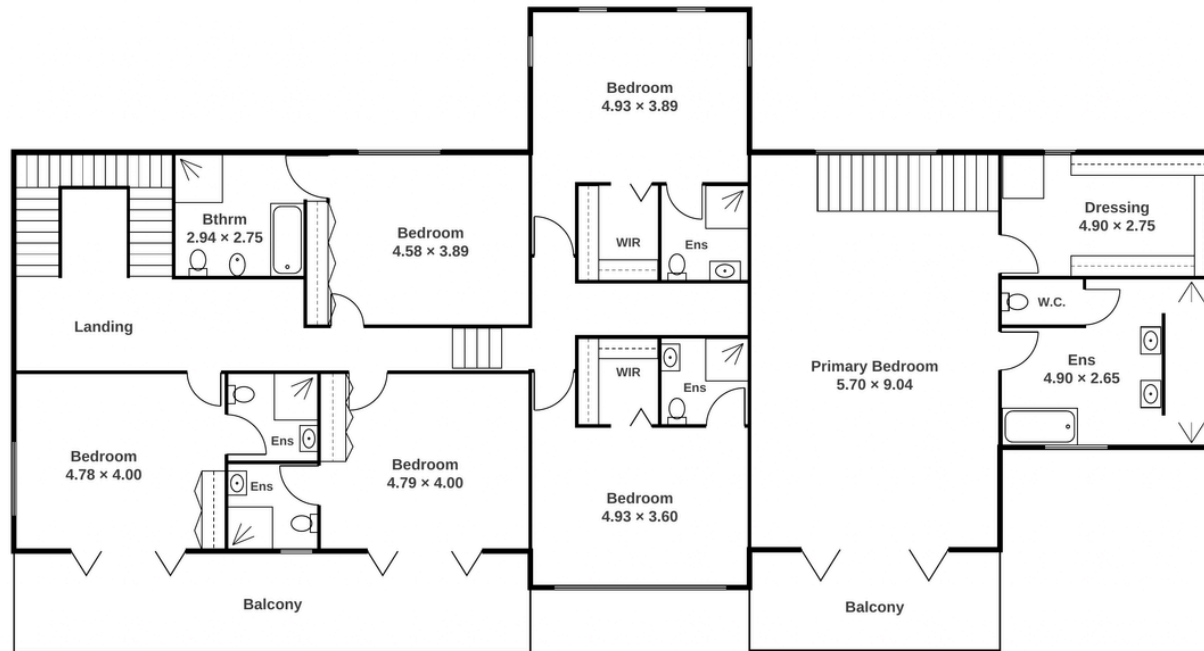
Ground Floor



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FOR VISUAL PURPOSE ONLY Drawings are approximate only and to be used for visual representations ONLY. Redrawn from the original plans, not measured on site. Measurements should be verified by the buyer. We take no responsibility for omissions and errors.

First Floor



0 2 4 6m
1:125

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A Closer Look

WATER

Town supply

IRRIGATION

Garden irrigation system with controller and associated irrigation

HOT WATER

Rheem gas Infinity hot water system

Rheem gas cylinder – 275L

POWER

Mains

SEPTIC

Septic pumped to Black Barn sewage

HEATING + COOLING

Fujitsu heat pump – Kitchen

Gas fires – Family room (1), Dining room (1), Drawing room (1), Den (1), Exterior patio (1)

Rinnai Cosy Panel heater – Kitchen

Goldair wall heater – Master bedroom

Scope fan heater – Bedroom 5 ensuite

Ceiling heater – Exterior

A Closer Look

137 Black Barn Road is being sold by court order on an “as is, where is” basis. No vendor warranties will apply.

Throughout

Window treatments
Fixed floor coverings
Fixed light fittings
HAS alarm system

Kitchen

Fujitsu inverted heat pump
Chandelier x1
Fisher & Paykel free standing double oven with 6 gas hobs
Fisher & Paykel rangehood
Fisher & Paykel dishwasher
Walk in Chiller
Insinkerator
Water filter
Hoshizaki ice machine
Wall mounted TV
Rinnai Cosy-panel wall heater

Living Areas

Chandelier x1 - Dining Room
Epson EH-TW3600projector + pull-down screen – Family room
Gas fires x4 – Family, Dining, Drawing room and Den
Interior washing line – Mud Room

Sound System

Pioneer Samaha built-in sound system
Wired speakers x7

Bedrooms

Clearlight spa bath – Master ensuite
Goldair wall heater – Master ensuite
Safe – Master robe
Velux skylights – Ensuites for bedrooms 2, 4 and 6
Scope fan heater – Bedroom 5 ensuite
Heated towel rails 7 – Ensuites for bedrooms 1–6 (2 in Bedroom 1)

Outdoor + Lifestyle

Gas fire – exterior patio
Outdoor heaters – exterior patio x2
Outdoor speakers – exterior patio x2
Outdoor pull-down shelter screen
Water feature + pump – Family room patio
Water feature + pump – Driveway
Centralised Irrigation system
Exterior washing line – Family room patio















The Estate

HILL COUNTRY ESTATE + BLACK BARN

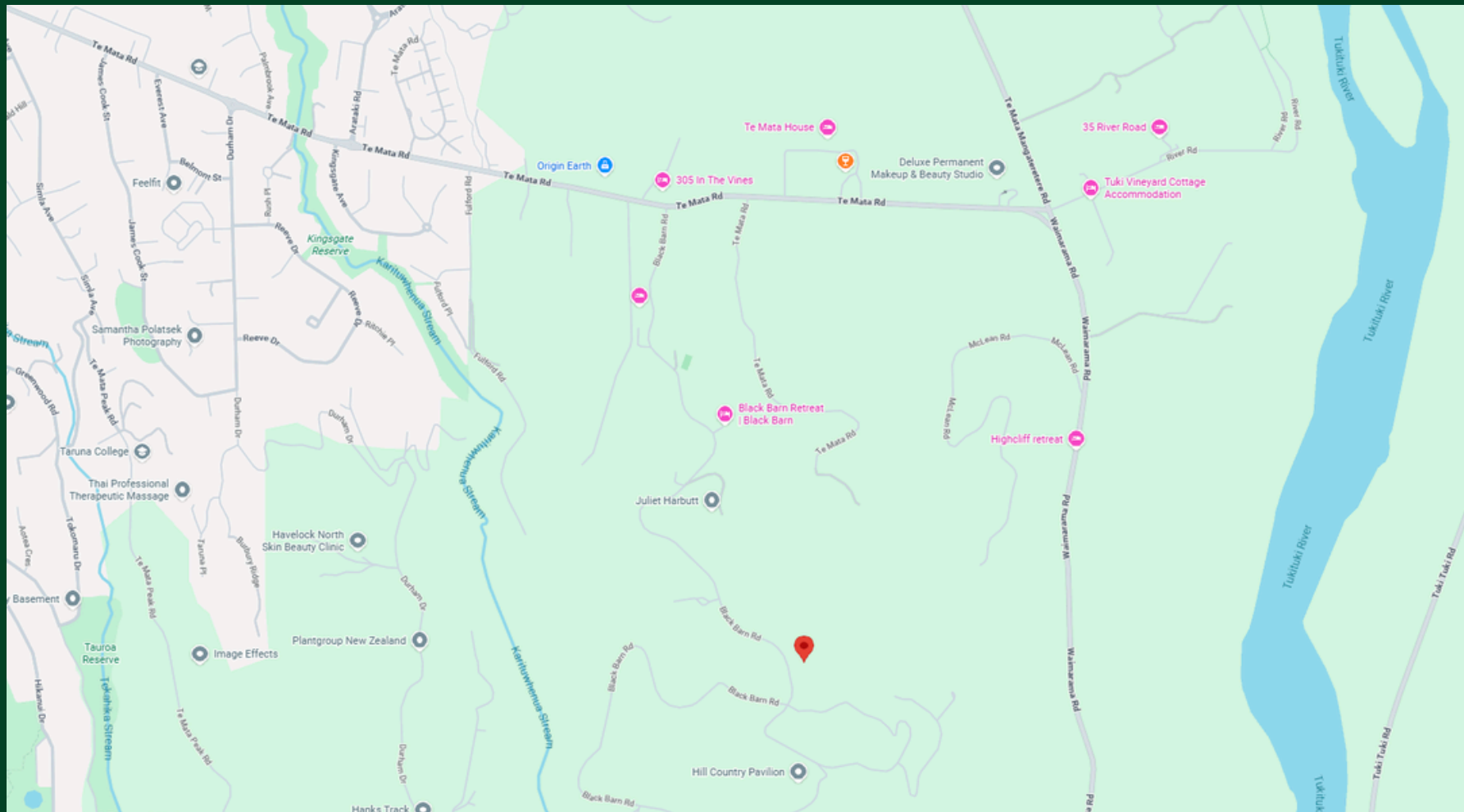
137 Black Barn Road sits within Hill Country Estate, with access to the nine hole golf course, tennis court and pavilion, as well as the right to roam amongst the vineyards.

Black Barn brings together the Bistro, Cellar Door, seasonal Growers' Market, guest accommodation and Amphitheatre, all within the estate and just minutes from Havelock North Village. Black Barn hold concerts and open-air cinema throughout summer, then there are year-round activities to enjoy - a round of golf, tennis, a walk through the vines, lunch at the Bistro or a visit to the Cellar Door.

Ownership includes membership of the Hill Country Estate Residents' Society, with a yearly levy contributing to the maintenance of the estate and shared facilities.

Hill Country Residents' Society documentation is available on request.

137 Black Barn Road, Havelock North



Meet Nic Goodman

FOUNDER AND PREMIUM PROPERTY SPECIALIST
MINT – HAWKE'S BAY'S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES

For over a decade, I have had the privilege of guiding clients through the property market in Hawke's Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke's Bay's only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of \$3,000,000 – 95% higher than any other agent in Hawke's Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke's Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let's shape the future of your property together.

I look forward to working with you.

Nic Goodman

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