

# Unique Historical Home

Eerste Pastorie, Winburg



Built for the Predikant of the original capital town of the first Boer Republic, no expense was spared on its construction.

- Dressed sandstone masonry walls
- Oregon floors and ceilings, many wide board
- Oregon Sash Windows
- Victorian cast iron fireplaces
- Yellow wood parlour floor
- Historical records, including three published books detail the early life in this home

The oldest continually lived in house North of the Orange River.

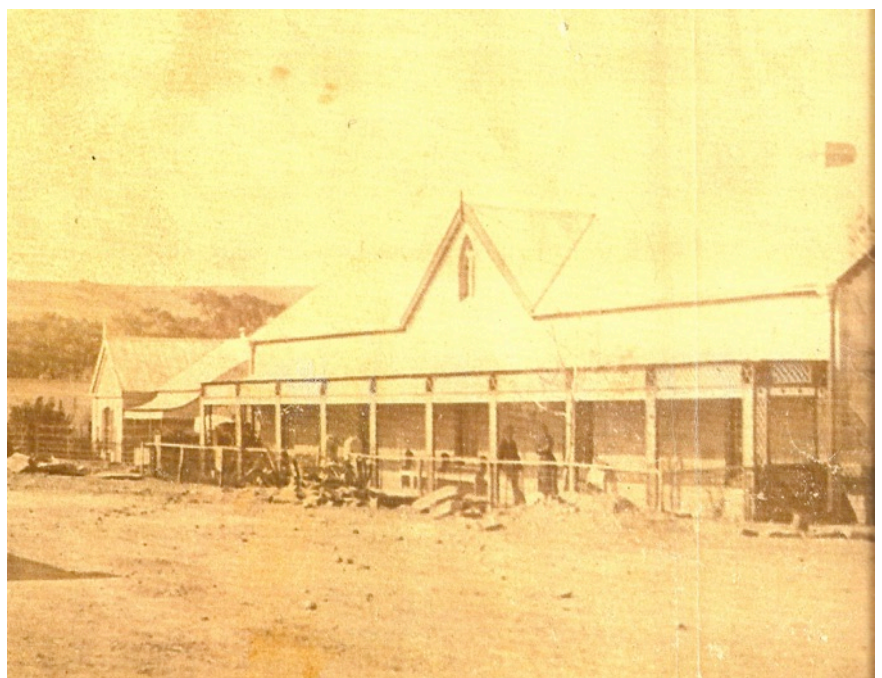
Very comfortable retirement or holiday home, away from the hustle and bustle of the city or tourist locations.

Sold fully furnished and equipped, just take over.

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The home comprises seven large rooms, as well as kitchen, scullery and pantry, all room sized. Two bathrooms complete the facilities.

Entering the house from the 26 meter long veranda, a hallway leads to the right to the original Pastor's formal room and separate study. To the left the hallway opens to the home. The main lounge with Tsitsikama

Yellowwood floor and fireplace is the heart of the home. It has three doorways as well as two sash Windows, creating the sense of the core. The patio and back garden are accessed from this room. A second 11 meter long hallway leads to the bedrooms and kitchens.

Winburg is located 2.5 hours from Johannesburg and 50 minutes from Bloemfontein. The N5 to Durban starts here.

Within walking distance of the Pastorie is a well managed and stocked OK Grocer supermarket, 3 of the major banks, 3 hardware stores, library, 2 NGK and other churches, many specialist shops.

Nearby Bloemfontien and Welkom provide full amenities

Willem Pretorius National Park is situated 30 kilometers away. Here you can immerse yourself in the African bush, amongst large herds of buffalo, sable and giraffe. Rhinos find safe refuge here.

The Aldam Resort offers a rest camp atmosphere next to the NP gate, on the shores of Aldam dam.

Lesotho, Ficksburg and Clarens are within day trips of Winburg.



The dining room is accessed from both the front hall as well as from the main hall. It has a window to the front.



Opposite to this room and by step down, are the kitchen's three rooms. The kitchen has an original three meter wide range with a Union No 7 coal stove and a modern 6 plate gas stove. The Union heats the room area as well as being a fully operational oven and 4 plate stove. Two windows look out onto the patio. The adjacent scullery houses the fridges and laundry appliances. The pantry room has built in lockable cupboards, wine racks and ample floor area, currently

including a full size office desk and two steel stationery cabinets.

The main bathroom has a huge 16 m2 floor area. It's outstanding feature is the original cast iron bath complete with ball and claw feet. A full size alcove cupboard adds to the features.

The second bathroom has been modernized in the last year and boasts a large walk in tiled shower and tiled floor.





### Eerste Pastorie Dimensions

Formal Lounge	4850 x 6200
Family Lounge	6000 x 4500
Study/Bedroom 4	4850 x 3050
Vestibule.	6000 x 1500
Dining Room.	4700 x 4700
Main Bedroom.	6300 x 4700
Second Bedroom.	5850 x 4700
Guest Bedroom.	4750 x 4300
Bathroom.	4400 x 3550
Guest Bathroom.	2200 x 2000
Hall.	10700 x 1300
Guest Hall.	2000 x 2000
Kitchen.	4800 x 4400
Scullery.	4800 x 1900
Pantry.	4800 x 2800
<b>TOTAL HOUSE.</b>	<b>262.09 sq m</b>

Floored Attic.	26500 x 4700
Other Attic.	10300 x 4400
And.	3050 x 2550
<b>TOTAL ATTIC.</b>	<b>177.64 sq m</b>

Front Veranda.	26500 x 2000
Rear Patio.	6000 x 3050
And.	6100 x 2000
<b>TOTAL</b>	<b>83.5 sq m</b>

Garage.	5400 x 4800
Workshop.	4700 x 2850
Storeroom.	4700 x 2700
Storeroom.	4700 x 2250
Stable.	4700 x 5000
<b>TOTAL OUTBLDG.</b>	<b>86.08 sq m</b>



The three bedrooms off this hallway are headlined by the front facing main one which is an enormous 30 m<sup>2</sup> in size. The other front facing bedroom includes a 10 m<sup>2</sup> walk in wardrobe with five meter long rail! It also has shelving to both sides. The third bedroom has its window in the end gable on the east side of the house and enjoys the early morning sun. It, along with the second bathroom, are entered from a hallway accessed through an archway from the main hall. This creates an en suite effect, if desired. There is a large linen cupboard in this area.







### Eerste Pastorie History

First build 1850

Expansion and new roof 1882

Sold by DRC in 1947

During the church's ownership there were seven Predikants who lived in the house.

Since 1947 there have been four owners.

Bought by the Hendrey Family in 2007

### Eerste Pastorie Data

Stand 520 Winburg

2688 sq m area

Rates R203.57 per month

Fixed Services R399.02 per month.

Errors and omissions are excluded. Sold Voetstoots. Contents subject to agreement in Sale contract.

- The back garden is accessed by steps down from the patio. The two fields are through a gate in the back border. To the right side are the five outbuildings. To the left side is the kitchen garden, also accessed by a back door leading out from the scullery. A dry stone wall divides the left side of the back garden and bottom of the kitchen from the neighbour's fields. Razor wire provides security along the top of the wall.
- An outside toilet building is in the corner of the kitchen garden. Here also is housed the JoJo tank and pressure pump.



- The first field has a braai and outdoor kitchen deep in a wooded





corner. Even on the hottest day, this area is a cool oasis. Running water, electricity and lighting provide full facilities to this area.

- A cement dam, with blow up plastic pool when wanted, is secluded from the rest of the field by reeds. A stone circle boma fire completes the field.
- The second field is currently not used and has been merged with the neighbours bottom field.



- Both fields, and the border between them have 1.8 meter fences. The garden to field fence, as well as being mostly hedged, is topped by razor wire coils.





### MODERN IMPROVEMENTS

The original character of the home has been preserved, whilst comforts have been added. For example electrification has been introduced in stages. Most recently, low power lighting is present throughout, whilst the fittings reflect the history.

A new pressure geyser was installed a few years ago, but positioned on the outside.

### WATER

The property has a strong borehole, the pump was replaced a couple of years ago. The JoJo tank and pressure pump are a year old and together provide independence from the Municipal supply. The system is “switchable” between the two sources and by zone, eg irrigation, garden, house. The front and back garden borders are all irrigated by misters.

### SECURITY

A 16 zone alarm system covers the entire property, including outbuildings. Use is made of PIR's and Beams. A SMS sender unit sends alerts as well as receives instruction. 8 CCTV cameras cover the exterior and interior and are viewable from anywhere in the world.

### The Outbuildings.

The house benefits from six outbuildings, 88 m2 in extent.

The original carriage house faces the front and is now a double garage.

The next room is currently a workshop and as with the following three areas has its door onto the back garden.

The hay store is still used to store materials.

The original horseman's room provides further, but more secure storage area. It has shelving to one side. It also contains the db for these outbuildings, all of which have power sockets, lighting and access to running water.

The end building is the original stable and still has the solid beam manger with 5 animal tie up. It has floor drainage to the field. It has a floor area of 23 m2.

The sixth outbuilding is a self standing toilet in the corner of the kitchen garden.



# The Furnishings

The home is largely furnished with antiques and period furniture.

The main lounge comprises two couches, one being a sleeper, and two wing back armchairs. They have all been recovered recently in grey suede material with pink highlights. A radiogram cabinet houses the hifi, flat screen TV, DSTV and DVD player.

The dining room has a 6 place table but extended can seat more, 6 fabric upholstered chairs and a yellow wood and imbuia dresser

The study has sewing and artist equipment and a desk. It also has a queen size bed with side tables.

The formal lounge contains a Queen Anne lounge suit in pink, a desk and side units and an antique French piano and two antique display cabinets.

The kitchen has a yellow wood and imbuia table and chairs, lead painted glass cabinet, welsh dresser, built in cupboards and sink unit.



The bedrooms sleep eight people, in king size, two queen size and two antique single beds. Two antique wardrobes and dressing table as well as two 3-piece wall units provide storage and furnishings.

The home has an old electric stove in addition to the wood and gas ones. Two door fridge, single door fridge, matching single door freezer (needs repair), dishwasher complete the kitchen large appliances. Multiple small appliances, microwave, counter top grill are included.

Laundry equipment includes an automatic washing machine. Cleaning equipment includes vacuum, floor polisher and others.

Fully equipped tool room includes gardening tools (2 lawn mowers, petrol weed eater, blower), electric tools and hand tools as well as building tools.

Cast iron garden furniture, as well as additional white plastic chairs provide for the outdoor life. A double chair swing completes the outdoor accommodation.