



Gunyah Country Estate

720 Sleemans Road, Windwhistle

Information Memorandum
For Sale by Deadline closing 1pm Wednesday
18th February 2026 (unless sold prior)



Rural &
Agribusiness



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Colliers is pleased to present Gunyah Country Estate to the market for sale.

The property is offered for sale by Deadline closing 1pm Wednesday 18th February 2026 (unless sold prior)

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Executive Summary

Gunyah Country Estate – Methven at Your Doorstep

Rich in history and timeless elegance, Gunyah Country Estate offers a rare opportunity to secure a distinguished family home in an idyllic setting.

With private, rural surroundings, but conveniently close to Methven, a vibrant and buzzing alpine village with excellent cafés, restaurants, boutiques, primary and secondary schools. Essential services include a medical centre, pharmacy and supermarkets. Renowned as a tourist destination, Methven is the gateway to world-class skiing at Mt Hutt and a hub for year-round outdoor adventures, including hiking, mountain biking, hot air ballooning and the Opuke Thermal Pools. Christchurch Airport is less than an hour away.

Built in 1912 for the son of former Prime Minister Sir John Hall, the 540sqm residence blends heritage and modern comfort. Rimu floors, Australian Cedar panelling, a Jarrah hallway, and a striking Kauri staircase exude grandeur, while expansive windows frame breathtaking Southern Alps views.

Set on 11.51 hectares, the estate offers so much space with eight double bedrooms, elegant ensuites, generous living areas, and a fully equipped kitchen. Central heating, open fires, and double glazing ensure year-round comfort. A wine cellar, staff quarters, and manicured grounds add to the home's appeal.

Three self-contained cottages—The Granary, Stablehand Quarters and Mulberry Cottage, offer additional accommodation for family, guests, or rental income. Each cottage includes its own kitchen, bathroom, and log burner, blending independence with the convenience of an estate setting.

Seven well-fenced paddocks, stables and a woolshed are perfect for equestrian pursuits, hobby farming or just enjoying a rural lifestyle. A picturesque pond, native reserve, established gardens, glasshouse and orchard create a peaceful sanctuary.

Nearby Darfield, Glentunnel and Hororata also offer schooling and shopping. Contact the agents to arrange your exclusive viewing.

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Any enquiries in relation to this sale are to be directed to Sally Hargreaves and Mick Sidey of Colliers including clarification or interpretation of any matters within this request for sale, and inspections are strictly by appointment only.



Property Overview

 Address 720 Sleemans Road, Windwhistle, Canterbury	 Zoning District Plan: Outer Plains TC: Rural and Unmapped
 Legal description Lot 1 Deposited Plan 59131 and Lot 2 Deposited Plan 475329 as Described in Certificate of Title 674946	 Sewerage Septic Tank
 Land area 11.5124 hectares	 EQC CLM/2010/010073 Remediated by insurance and paperwork available
 Rateable value Land Value - \$690,000 Improvements Value - \$2,100,000 Capital Value - \$2,790,000 *as at December 2024	 Insurance Fully insured by Gallagher Insurance
 Rates \$4,306.40 (pa)	 Water Council supply – two units per day. Water to tank -high pressure tank-pump. Water from the Hororata river to pond Underground water tank collects rain water from the homestead roof
 Local authority Selwyn District Council - Historically listed and eligible for Council grants for maintenance	 Garden Irrigation In an as is/where is condition and the current owner has never used this
 GST Vendor is GST registered GST number 21-736-667	 Recent improvements Post quake: Chimneys repaired, interior re-lined and the homestead and cottages have been re-wired, re-painted and new carpet has been laid 2023/2024: New septic system, weatherboards replaced at front of homestead, new gable on verandah, new soffits and re-lined the pond

Colliers is delighted to exclusively market Gunyah Country Estate

Gunyah Country Estate offers a rare and unparalleled opportunity to own a prestigious piece of New Zealand’s history. Originally built in 1912 for the son of former Prime Minister Sir John Hall, it was once part of the greater Terrace Station, one of Canterbury’s largest rural estates

Opportunity

The estate’s enchanting grounds provide an idyllic setting for a stately family home, refined wedding and prestigious events venue

Location

Set against the awe-inspiring backdrop of the Southern Alps’ majestic Mt Hutt and foothills, Gunyah Country Estate is situated in a region celebrated for its stunning natural beauty and scenic views, outdoor activities like skiing and fishing, and close proximity to popular destinations such as Mt. Hutt and the Terrace Downs Resort

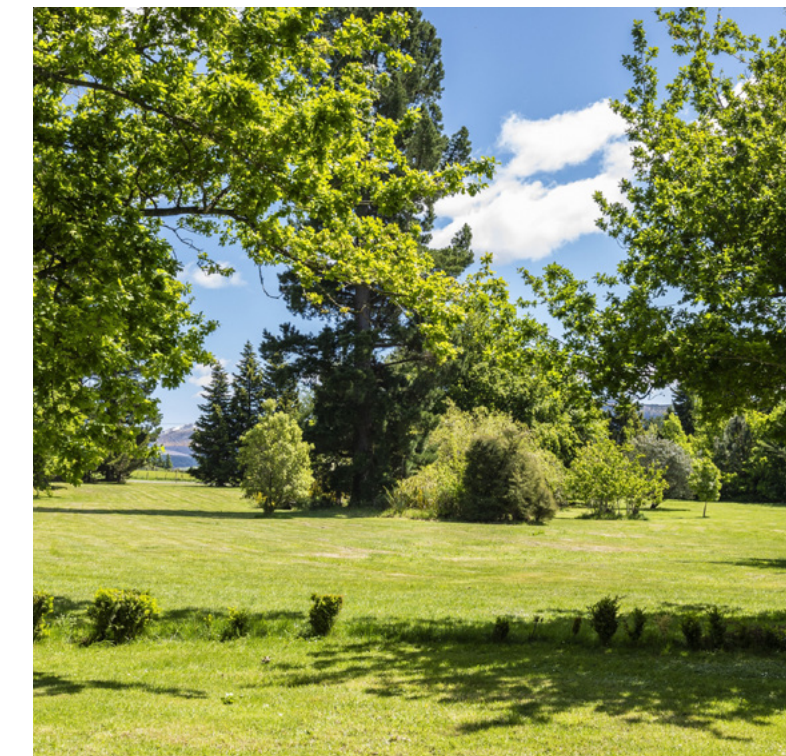
Windwhistle is approximately 9 kilometres from Gunyah. Windwhistle is a small rural locality. It is situated 13 kilometres from the Rakaia Gorge, approximately 80 kilometres’ west of Christchurch.

Hororata is a small rural town which offers some essential amenities such a primary school, café, Domain and Golf Club. It is located about 50 kilometres west of Christchurch. The town serves as a gateway to the Southern Alps and is surrounded by farmland. Hororata is known for its community events, such as the annual Hororata Highland Games, and its historical landmarks, including the Hororata Church and the local heritage buildings

Methven is located approximately 30 kilometers from Gunyah. Methven offers for more extensive services, including larger grocery stores, medical centres, hotels, accommodation options, restaurants and hot pools. Alternatively, locals often travel to nearby towns like Darfield (around 15 minutes away)

For Sale by Negotiation

Any enquiries in relation to this sale are to be directed to Mick Sidey and Sally Hargreaves of Colliers including clarification or interpretation of any matters within this request for sale, and inspections are strictly by appointment only.



Main Homestead (Lodge)

This distinguished, Edwardian style homestead radiates timeless elegance, presenting itself as a stately family residence or a secluded, exclusive retreat. The estate’s enchanting grounds provide an idyllic setting for refined weddings, garden soirées and prestigious events, making it an exceptional venue

Exterior cladding

Lower level has concrete infills in timber work and weatherboard cladding. The upper level of the home has weatherboard with timber shingles gabled ends

Roof

Iron

Foundations

Concrete perimeter ring with internal piling

Ceilings and walls

Plasterboard

Windows

Timber windows with retro fitted double glazing except for single glazing in the bathrooms and the family kitchen

Wiring

Main homestead mostly re-wired post earthquake

Insulation

In between the two floors has pink batts. There is new pink batts in the roof and pink batts in the walls on the lower level

Heating

Central heating - A diesel fired radiator system with a total of 13 radiator heaters (3 upstairs and 10 downstairs) with a central heating remote control. The diesel boiler was replaced in August 2024. There is a 500L tank (RD petroleum) which is filled up regularly. Working open fires are present in some rooms and decorative fires in other rooms. A coal range in the kitchen provides warmth, cooking and a wetback. There are a total of 6 bathroom heaters upstairs and under tile heating in the bathrooms.

Hot Water

Electric Cylinder locations are in the upstairs bedroom (270L) which services upstairs areas including the two bedrooms at the far end, the family bathroom and the master bedrooms.

The second cylinder is located in the kitchen behind the white fridge. This services the rest of the house. The coal range has a wet back

Gas

Gas hobs in the kitchen. There are three 9kg gas bottles

Ground Floor

Entrance to the homestead exudes elegance with the extra convenience of a ground floor powder room, a cloakroom and extra storage. Beyond here stunning carpeted stairways and radiator warmth sets the scene. Rich Rimu floors and framing, elegant Australian Cedar panelling, Jarrah hallway, Kauri staircase, and beautifully preserved original wallpaper add timeless charm to the home

A large, modern kitchen is well equipped in a country style with timber flooring and dual access. There is a double stainless-steel sink and benchtop. Kitchen appliances include a Smeg wall oven, a seven-burner gas hob with a hotplate, a dishwasher and a wood fired coal range with a wet back. There is a double fridge space. Decorative lights adorn the ceiling

- Separate study/office adjoins the kitchen
- Separate laundry with external access
- Three expansive living areas

Formal lounge: A large room, fully carpeted with an open fire and radiator heating, exposed rafters and beautiful Australian cedar panelling on the walls plus bay windows. There is external access to the verandah and gardens beyond

Grand dining room: Stunning expansive Grand dining room with polished timber floors, elegant drapes, a chandelier, leadlight windows, an open fire with thermoboost plus radiator heating

Library: with built-in cabinetry and an open fire. This space can be utilised as an extra living/dining area. This has internal and external access to an office and kitchen area

- Separate powder room for guests
- Cloakroom
- Cellar
- A staff kitchenette and a dining/living room (with log-burner) has dual access and provides extra living space

Upper Level

Access to the upper level is via a grand timber and carpeted staircase

- Eight large double bedrooms – five of the bedrooms have their own ensuites and some have access to the upstairs verandah
- Family bathroom with a built-in bath, a vanity and toilet
- A further bathroom is located with the separate servants' quarters
- Internal stairs provide access to the kitchen downstairs
-

Outbuildings

Include garaging, implement and wood sheds and a two-stand woolshed. There is a glass house with a heater, a chicken house and two chicken runs, vegetable shed and stables with a double open-bay shed. There is a man made, lined pond. The lining was replaced with new lining three years ago



Self-Catering Cottages

Completed in 2015 the Granary and the Stablehand Quarters are a refurbished and permitted 172sqm two-storied cottage. The exterior construction is weatherboard and there are single-glazed windows, insulation in the ceilings and walls, iron roof and concrete floors. This is divided into two self-catering flats. (The Granary/Stable Quarters and Plum cottage share a new septic system)

Granary

This flat comprises of a large open-plan kitchen/dining and living space. The kitchen has a free-standing electric oven and a five-burner gas hob, a sink and bench space with storage. There are a total of three bedrooms (two upstairs and one downstairs), a family bathroom with under tile heating plus a separate toilet and laundry. High ceilings, exposed rafters, Kauri stairs and flooring, gas hot water plus warmth from a Yunka log burner complete this flat.

Stablehand Quarters

Open-plan kitchen with wooden flooring, a stove and a four-burner gas hob, a good-sized dining/ living area configuration with a single bed space, a log burner, French doors to a wooden decking area, Rimu stairs lead to the two upstairs bedrooms and the bathroom facilities include a shower, vanity and a toilet. There is under-tile heating in the bathroom and gas hot water

[Further self-catering cottages \(more affordable and perfect for families or couples\):](#)

Plum Cottage

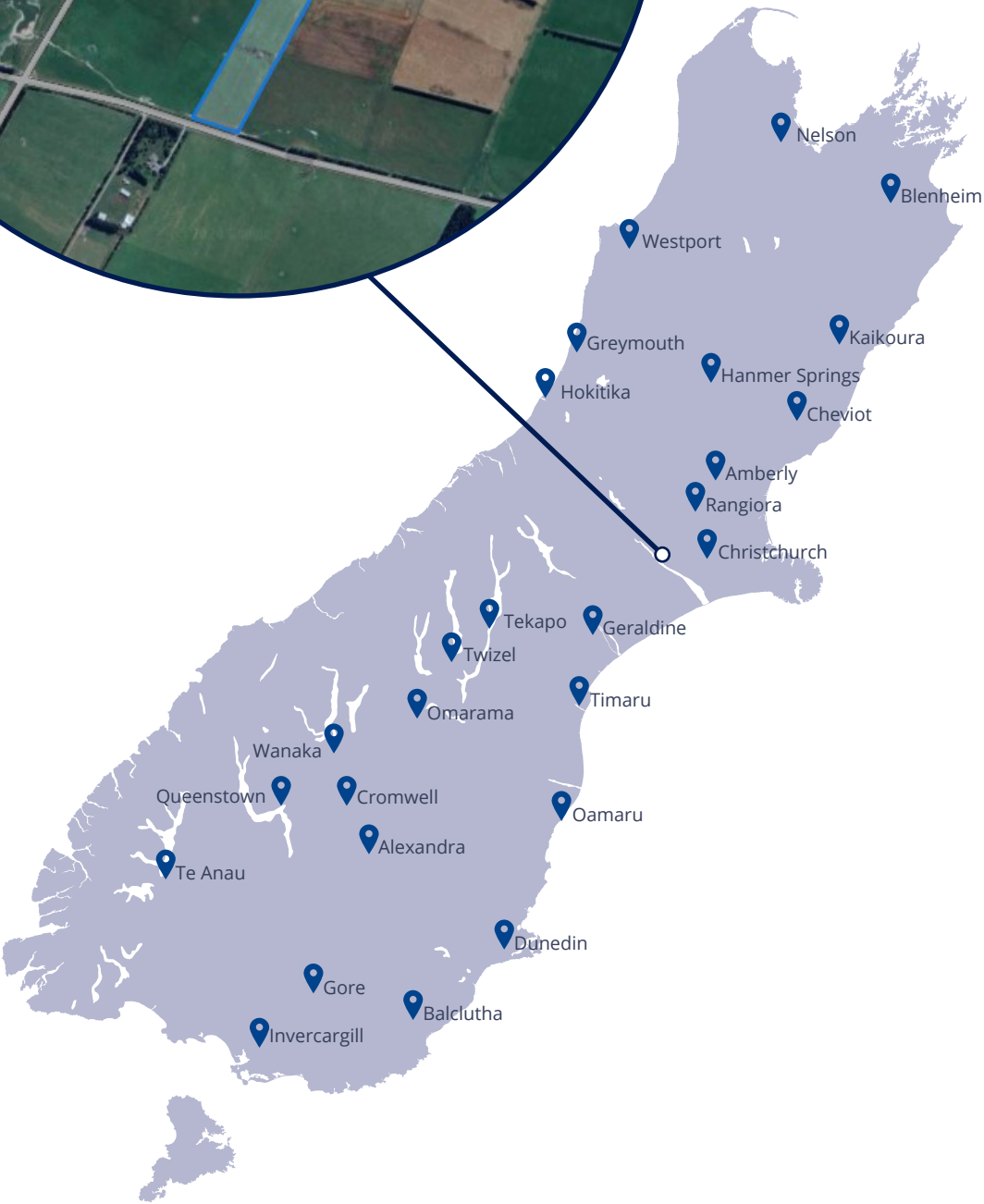
A free-standing weatherboard cottage with wooden, single glazed joinery (closest to the homestead). The configuration is a living and kitchenette space (with a sink and a gas hob). This area incorporates two single beds and a log burner. Bathroom facilities include a toilet with a vanity plus a shower room. The water is gas heated (Cali font with two gas bottles). A covered verandah area provides an outdoor space for this cottage

Mulberry Cottage

A free-standing cottage located further away than the other cottages. The exterior is corrugated iron, there is a covered verandah, full insulation, single glazing, wooden flooring, a kitchenette with a bench, taps, shelves, a two-burner gas hob (excluded form chattels) and a bench top oven and a dining/ living area. Accommodation is configured with a bunk room and a double bedroom. One-bathroom services this cottage which has a shower, vanity and a toilet. The cottage is kept warm with a log-burner. It has its' own septic. NB This cottage does not have a consent.



Click on the boundary outline to view the property in Google Earth. (Boundary lines are indicative only)





Sales Process

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Inspections

Strictly by appointment

Due Diligence

Additional information is available for download from the website below:

<http://www.propertyfiles.co.nz/67031726>

Parties wishing to access Property Files are required to enter their contact information. They will then get an email from Property Files containing the information to download and view.

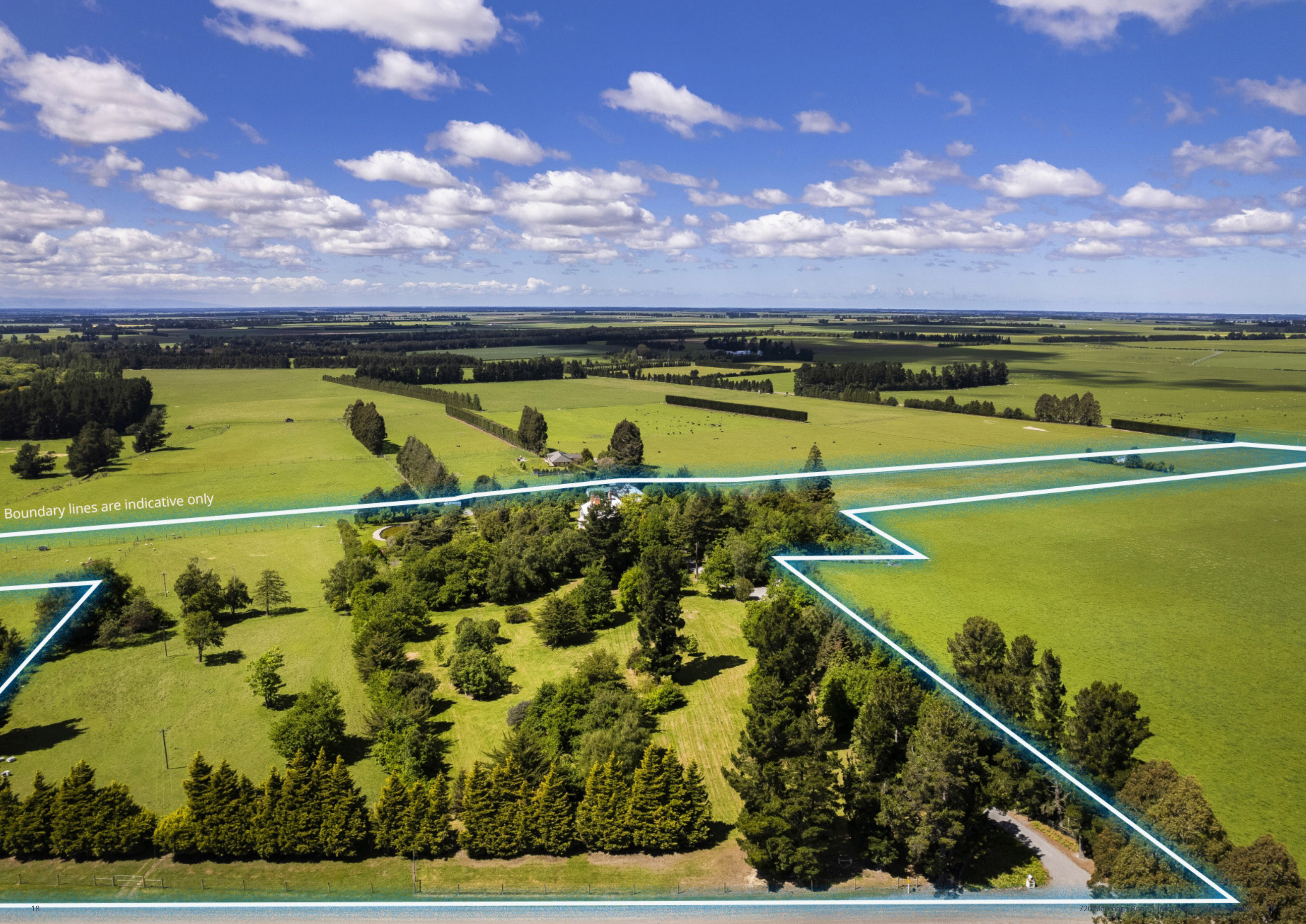
Additional information may be added from time to time so interested parties should refer to this regularly



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