



Ribbonwood Country House

124 Cheviot Heights, Ribbonwood Country House

Information Memorandum
For Sale by Negotiation



Rural &
Agribusiness



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Colliers is pleased to present Ribbonwood Country House to the market for sale.

The property is offered for sale by Negotiation.

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Further information can be obtained by registering your interest with the Colliers team below or via the online listing at www.colliers.co.nz/p-NZL67037010

Sally Hargreaves
Lifestyle Sales Advisor
021 125 1545
sally.hargreaves@colliers.com

Mick Sidey
Director | Rural & Lifestyle Sales Advisor
027 229 8888
mick.sidey@colliers.com

Executive Summary

Colliers is delighted to exclusively market Ribbonwood Country House, Ribbonwood – Elevated Country House

Experience the perfect blend of lifestyle and luxury at Ribbonwood Country House – a versatile sanctuary designed for family living, multi-generational comfort, or boutique guest accommodation. Set on 7.57ha of elevated grounds with stunning views over the Waiau Valley to the Kaikōura Ranges, the property's landscaped gardens, framed by native trees and blooming perennials, are proudly featured in the Celebrate Cheviot Garden Tour 2025.

Completed in 2013, the 500sqm residence balances grand entertaining with relaxed family living. The owner's wing offers privacy with two bedrooms, a connecting ensuite, and a dedicated office, while the guest wing features four generously sized rooms – including the fully accessible Kowhai Room – each with its own ensuite and heat pump. An elegant entrance leads to the spacious lounge with gas fire and dining area, flowing seamlessly into the gourmet kitchen and large scullery, complete with extensive bench space, a quartz island bench, commercial-grade oven, ample storage, and a hidden wine room – ideal for entertaining or everyday family life. A therapy/wellness room rounds out this versatile, luxurious home, perfectly suited to family living, multi-generational life, or hosting guests in style.

The grounds include six well-fenced paddocks, a pond, productive gardens, and landscaped areas. A 100m² pole barn, oversized garage, and comprehensive water infrastructure support both lifestyle and business pursuits. Evenings are made for stargazing from the heated spa or simply enjoying the serenity of the valley.

Just 90 minutes from Christchurch, Ribbonwood Country House is conveniently close to Cheviot township, with Gore Bay, Motunau Beach, and the Hurunui River Mouth all within easy reach for fishing, boating, and outdoor adventures.

Arrange your exclusive private viewing to fully experience all that Ribbonwood Country House has to offer.

For Sale by Negotiation (to be sold plus GST)

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

124 Cheviot Heights, Cheviot



Completion

August 2013



Legal Description

Lot 9 Deposited Plan 397846 as Described in Record of Title 390673



Land Area

7.5750 hectares



Floor Area

500 square metres



Rateable Value

Land Value - \$360,000
Improvement Value - \$1,410,000
Capital Value - \$1,770,000

As at 1st July 2025



Rates

\$5,873.50 per anum



EQC

Settled claim with FMG for Kaikoura Quake in 2016. Remediated with assessment scope, receipts and building report available.



Current Insurer

FMG



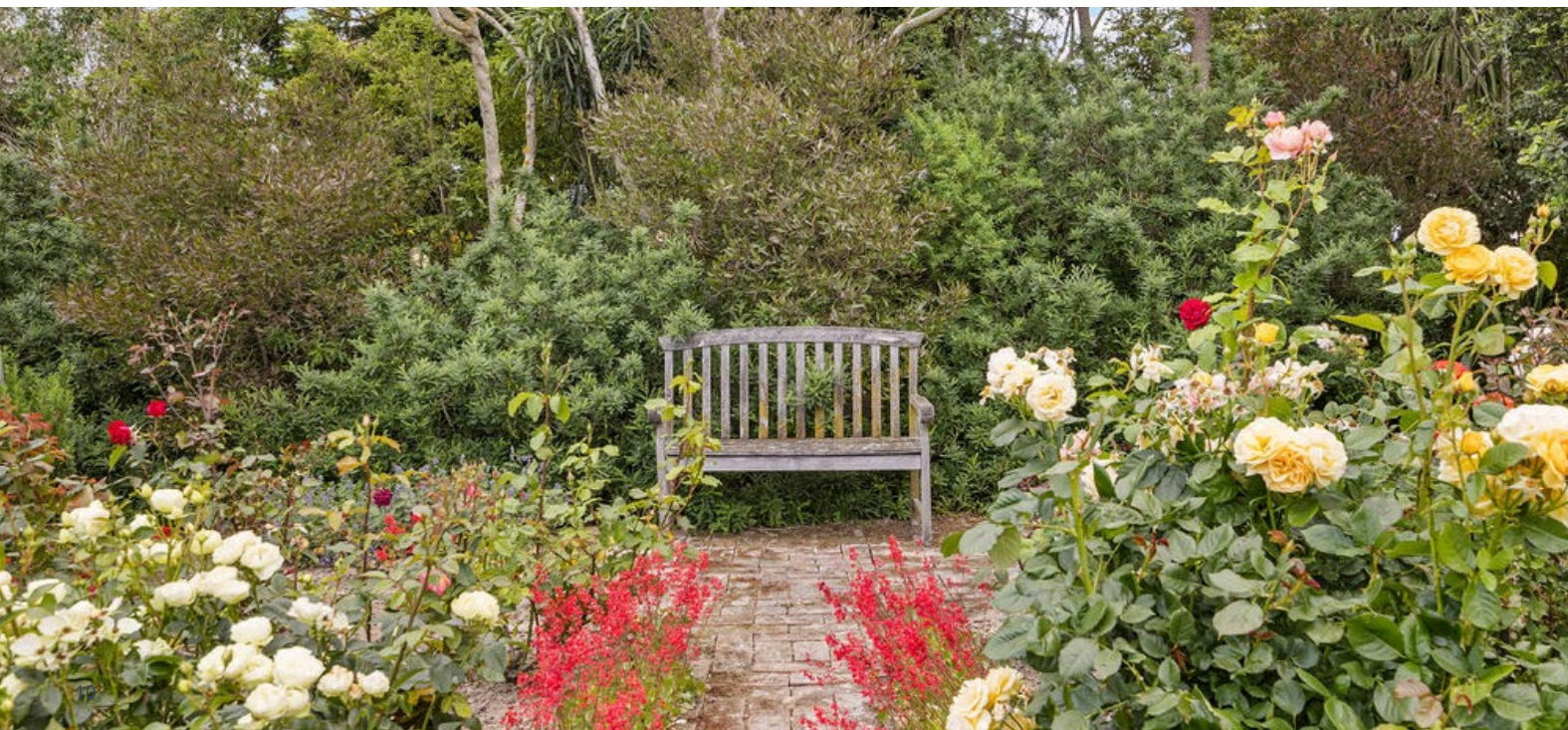
GST

The property is to be sold plus GST (if any)

Buyer Appeal

- Rare opportunity to enjoy luxury country living with versatile income potential
- Set on 7.57 hectares with six well-fenced paddocks, productive gardens, landscaped areas, and water infrastructure
- Ideal for running stock, leasing land, or a private family lifestyle
- The 500m² home (built 2013) flows seamlessly between elegant entertaining and relaxed family living
- Floorplan includes a chef's kitchen, lounge, dining room, wine cellar, six bedrooms (with the potential to reconfigure as nine bedrooms), five ensuites and one dual access ensuite, guest toilet, spa/therapy room, library and hidden wine cellar
- Beautiful landscaped gardens, 100m² pole barn, oversized garage, and premium finishes throughout
- Award winning Bed and Breakfast
- Fabulous family home, multi-generational residence, luxury bed & breakfast, wellness retreat, or boutique venue
- Combines lifestyle, versatility, and enduring legacy





The Property

Land and gardens

Elevated on 7.57 hectares, the property features six paddocks with water troughs, extensive landscaping, and native trees framing stunning valley views. Colourful borders, scented roses, a picking garden, and seasonal blooms create a picturesque garden, showcased in the Celebrate Cheviot Garden Tour 2025.

Quality build and design features

- Reinforced concrete floor with 100mm polystyrene
 - Timber frame walls and wrapped in plywood and insulated with pink batts
 - Hidden steel beams
 - Colour steel roof and guttering– karaka green
 - Spouting and downpipes – thorndon cream
 - Aluminium joinery / double glazing – cream
 - Main double doors rimu / kwila frame
 - Six leadlight windows with stain glass
 - Firth large coloured concrete blocks with rumble edge and matching pointing
 - Wooden weatherboards
 - Two concrete patios exposed aggregate – one in the porte cochere and the other out the front of the house
 - Various concrete paths
 - Decks made with pine wood and stained
 - Kitchen, laundry and spa joinery designed by owner and installed by PS Joinery
 - Kitchen bench is Quartz composite stoneology
-

The Property

Kitchen & Scullery

A gourmet's dream, this spacious 40m² kitchen, including the scullery, combines style, function, and luxury. Italian tiles flow throughout, and a stone island bench with butler's sink and breakfast bar serves as the heart of the home, surrounded by ample cupboards, soft-close drawers, and additional benches for effortless meal preparation.

A hidden wine room with fridge and wine rack adds a touch of sophistication. The appliances include a Bakbar commercial oven, 5-burner gas cooktop, dishwasher, and plumbing in place for fridge freezer. Built-in shelving and bookcases, a glass splashback, TV, and heat pump complete the space, making it perfect for family gatherings, entertaining guests, or simply enjoying everyday living in style.

Laundry

A functional and well-appointed space with a large quality vanity with two drawers, bench and cupboards, ceiling exhaust fan, and two wall-mounted shelving units, combining efficiency with convenience. There is space for an under bench fridge.

Office

A versatile room with extensive power points and IT cabling, including an upright cupboard for equipment. Equipped with a heat pump and wooden venetian blinds, the space could easily serve as a home office or additional bedroom.

Owners Wing

Bedrooms & Interconnecting Ensuite

Main Bedroom (35m²):

A spacious retreat featuring a large walk-in robe with dual long shelves and rails, hard-wired bedside lamps, a padded headboard, and coax cabling for TV. Triple ranch sliders on two corners open onto private decks, offering elevated views and seamless indoor-outdoor living.

Second Bedroom (24m²):

A generously sized room with a TV, floor-mounted heat pump, and a walk-in robe with a single rail. Hard-wired bedside lamps, a ranch slider to the deck, and an opening window ensure comfort and convenience.

Interconnecting Ensuite:

Serving both bedrooms, the ensuite features a double walk-in shower with a glass photo panel and painted glass panel, plus standard and overhead waterfall showerheads. The vanity offers ample cupboards and drawers, with heated towel rails, two additional wall-mounted rails, under-tile floor heating, and an exhaust fan with lights and heat lamps. The toilet has a slow-close seat and is accessible from the ensuite or hall via cavity sliders, offering flexibility and luxury for occupants.



Guest Wing

Guest Bedrooms

The wing comprises four generously sized guest rooms:

- Rata: 35m²
- Kowhai: 34m² (sleeps 3; fully accessible for guests with mobility needs)
- Harakeke & Koromiko: 32m² each

Each room is designed for comfort and flexibility, featuring super king beds that can split into singles, heat pumps for heating and cooling, tea and coffee facilities, TVs, armchairs, ample space to hang clothes, shelving units, and coffee tables with reading material. Electronic keypad locks ensure security and convenience.

Kowhai Bedroom – Accessible Design:

Specifically adapted for guests with mobility needs, Kowhai includes double stick carpet, a compliant vanity, raised toilet, and grab rails by the toilet and in the shower with a fold-down seat. Some switches and power outlets are lowered for wheelchair access, and the range slider has been recessed into the concrete foundation to remove the deck lip, ensuring seamless indoor-outdoor flow.

Ensuites for all rooms feature glass showers, underfloor heating, vanities, and toilets with soft-close lids. Each guest room is fitted with ceiling lights, fixed bedside lights, and bathroom lights/fan, providing a practical and luxurious environment for visitors.

Library

Currently configured as a guest library, this elegant space is ideal for quiet reading, study, or reflection. With ample natural light and a tranquil ambience, it could easily be repurposed as a private office, additional bedroom, or sitting room to suit your family or guest needs

Dining Room

A generous space designed to accommodate a large 8-seater dining table along with additional furniture. Double ranch sliders open seamlessly to the patio, creating a perfect flow for indoor-outdoor entertaining and family gatherings.



Additional Interior Features

Lounge

A spacious and inviting lounge featuring a TV and gas fire, designed for both relaxation and entertaining. Triple folding doors on both sides open onto the patio, creating seamless indoor-outdoor flow. From its elevated position, the lounge offers breathtaking views over the Waiau Valley to the Kaikōura Ranges. With clear night skies and no light pollution, stargazing is a treat — particularly from the comfort of the heated spa pool.

Therapy Room

A versatile space featuring a large tiled shower, bench with sink and cupboards, and an overhead shelving unit is ideal for a therapy or wellness space, it could also be easily adapted as a guest room, games room, or craft room, offering flexibility to suit family or visitor needs.

Heating and Cooling

The home is designed for year-round comfort and convenience with a range of advanced systems. Individual heat pumps service each guest room, while the owner's wing benefits from a three-pump multi-unit system. Communal areas including the library, guest hall, reception, lounge, and dining room are heated via a ducted heat pump system, and the lounge features a cozy gas fire. All ensuites and the spa room include under-tile heating for added luxury.

Hot Water

Owner's wing: Solar hot water with electric backup

Guest wing: Gas hot water, is controlled by a switch in the store room located at the end of the guest hall

Man Holes

The man hole in the store room allows access to the roof space above the lounge/kitchen/living area.

The second man hole in the "Rata" guestroom allows access to the gas hot water boiler unit located in the roof space.



Lounge and Home Comforts

Extra Features

The home boasts a range of thoughtfully integrated and hidden features, combining luxury, convenience, and safety:

- Internal vacuum system for effortless cleaning
- Integrated music system with additional CAT6 and wiring throughout
- Wine cellar for storage and entertaining
- Advanced fire safety system including wired smoke and emergency sensors throughout the house (recently updated in 2023), alarms in guest and owner's wing hallways, and a central control box in the laundry. Each guest room and the owner's wing is designed as a fire cell with fire-resistant gip walls extending from floor to roof, providing significant extra fire protection.
- Concrete block sound-reducing walls, enhancing safety, privacy, and comfort

Together, these features ensure the property delivers enhanced functionality, peace of mind, and modern luxury, making it as practical as it is sophisticated.

Chattels

Full chattels list available upon request

Outbuildings

Garage: Approximately 8m x 7m, featuring a loft for storage accessible via pull-down stairs

Utility Shed: Approximately 100m², comprising three areas; two with built-in mezzanine levels and one equipped with a cow milking bay

Wastewater System

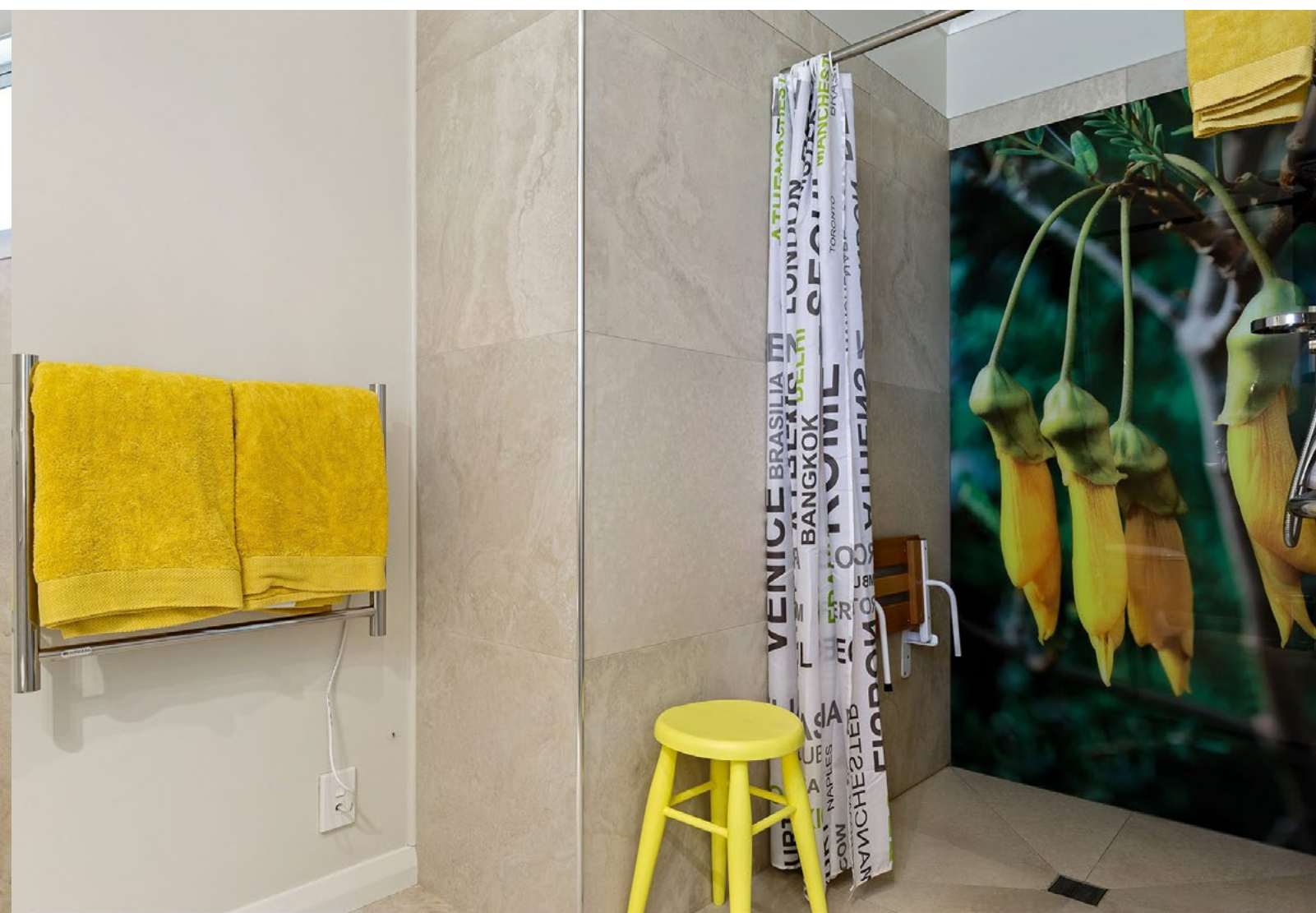
A two-stage wastewater management system with 600 metres of buried drip field lines manages grey and black water across the property. The system includes an alarm in the library and is maintained via a six-monthly service contract.

This combination provides a reliable, sustainable, and low-maintenance water solution for household, guest, and rural uses.

Garden Irrigations

Plassay irrigation system in most garden beds including the driveway, the planted fence lines and the pond area





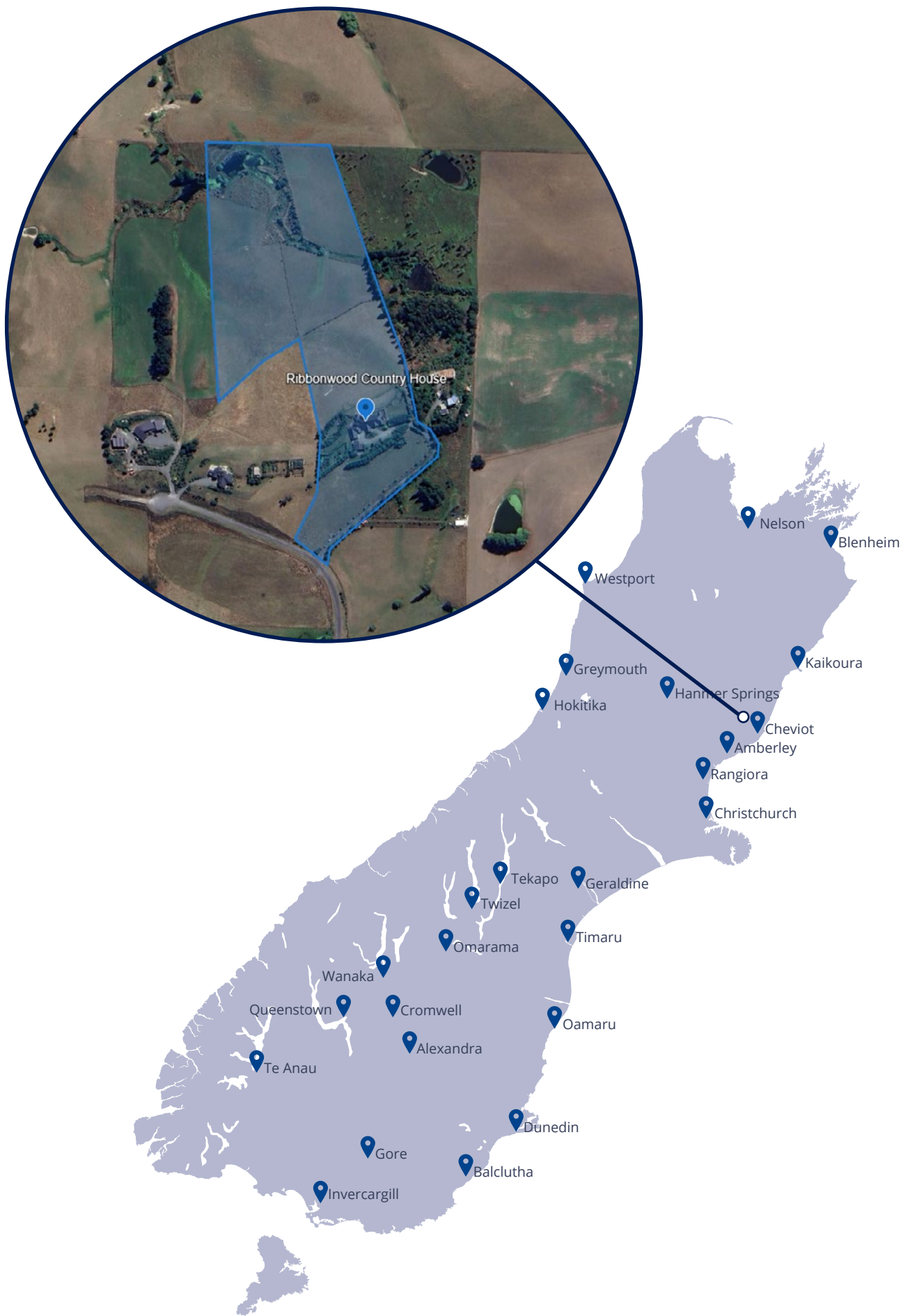
Location

Location

- Just 90 minutes from Christchurch
- Close to Cheviot township with schools, medical services, supermarket, and local amenities
- Within easy reach of Gore Bay, Motunau Beach, and the Hurunui River mouth for fishing, boating, and outdoor recreation
- Elevated position with breathtaking views over the Waiau Valley to the Kaikōura Ranges
- Clear night skies perfect for stargazing



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





Sales Process

For Sale

By Negotiation

Inspections

Strictly by appointment

Due Diligence

Additional information is available for download from the website below:

<https://www.propertyfiles.co.nz/property/893140003>

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

For a copy of the sale documents please contact the Vendor's exclusive agents below.



Sally Hargreaves
Lifestyle Sales Advisor
021 125 1545
sally.hargreaves@colliers.com



Mick Sidey
Director | Rural & Lifestyle Sales Advisor
027 229 8888
mick.sidey@colliers.com





Rural & Agribusiness

Colliers Rural & Agribusiness

Colliers Christchurch
Level 1, 181 High Street
Christchurch 8140

Colliers Rural & Agribusiness

The T&P Business Centre
Level 1, 62 Cass Street
Ashburton 7700

Colliers Rural & Agribusiness

The Vault
31 George Street
Timaru 7910

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