



Coastal Lifestyle with Airbnb Potential

257 Cathedral Road, Gore Bay

Information Memorandum
For Sale enquires over \$1,620,000



Rural &
Agribusiness



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Colliers is pleased to present 257 Cathedral Road, Gore Bay to the market for sale.

The property is offered for sale enquires over \$1,620,000.

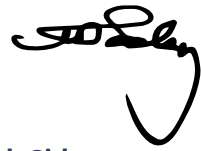
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Further information can be obtained by registering your interest with the Colliers team below or via the online listing at colliers.co.nz/p-NZL67037078


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Executive Summary

Colliers is delighted to exclusively market a “370sqm Family Home with Guest Accommodation, Sea Views, and Celebrated Gardens”

Set on 2.8 hectares at 257 Cathedral Road, Gore Bay, Cathedral Cliffs is a rare coastal lifestyle property with panoramic views from Gore Bay and Port Robinson to the Kaikōura Ranges. Perfect for family living, entertaining, or Airbnb potential, this home combines space, style, and stunning scenery.

The expansive residence is designed for modern family life and effortless entertaining. A bright open-plan kitchen, dining, and living area flows to patios and gardens, while a cosy log burner alcove provides a warm retreat. Accommodation includes five generous bedrooms, three with ensuites, a family bathroom, and powder room, with a private guest wing offering flexibility for extended family, guests, or a home office.

The celebrated gardens, showcased in the 2025 Celebrate Cheviot Garden Tour, feature ponds, winding paths, vibrant plantings, and a productive orchard of plums, apples, lemons, oranges, and mandarins, all perfectly framing the sweeping sea and mountain views.

Practicality and comfort are well considered, with a double internal-access garage plus a single garage with workshop, and central heating with 12 radiators, complemented by the log burner alcove for year-round warmth.

Just 90km north of Christchurch and minutes from Cheviot, the home balances seclusion with convenience. Enjoy nearby beaches, the Hurunui River mouth for fishing, and Cheviot's cafés, shops, and schools. Cathedral Cliffs is more than a home — it's a coastal sanctuary where every view inspires, indoor and outdoor living flows effortlessly, and family, lifestyle, and Airbnb opportunities come together.

For Sale enquires over \$1,620,000

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





Property Overview

	Address 257 Cathedral Road, Gore Bay, Hurunui District
	Local Authority Hurunui District Council, Environment Canterbury
	Legal description Section 1 and 3 Survey Office Plan 346485 as described in Record of Title 227125
	Land area 2.8713 hectares (more or less)
	Floor area 370sqm (approximately)
	Rateable value Land Value - \$490,000 Improvement Value - \$1,220,000 Capital Value - \$1,710,000 As at 1 July 2025
	Rates \$6,360.10
	Earthquake claims CLM/2010/112896 and CLM/2011/193540 assigned to FMG (Repairs undertaken). See agents for further detail
	Zone Rural

The Property

Property Overview and Buyer Appeal

- Families seeking space, comfort, and lifestyle freedom
- Garden enthusiasts who will appreciate the celebrated Cathedral Cliffs gardens
- Showcased in the Celebrate Cheviot Garden Tour 2025
- Entertainers drawn to seamless indoor-outdoor living and breathtaking views
- Lifestyle seekers desiring tranquillity in a coastal setting
- Investors/entrepreneurs exploring Airbnb or home business opportunities

At approximately 370 square metres, this home provides scale and comfort rarely available in a coastal lifestyle property. Expansive open-plan living, generous bedrooms, and multiple garages ensure there is space for family, guests, and entertaining, all designed to take advantage of the panoramic views.

Exterior Construction

Plaster over concrete with Cedar detailing

Roof

Long run iron

Windows

Double glazed aluminium

Floor

Concrete







The Home

Kitchen & Living

The home's open-plan kitchen, dining, and living area is bright and spacious, with expansive windows and bi-fold doors creating seamless indoor-outdoor flow. A second living alcove with a log burner offers a cosy retreat, while the kitchen hosts an electric wall oven, an electric hob, a dishwasher, Rangehood, Rayburn double electric oven with a double cooking hob and two lids. There is ample bench space and storage which is perfect for family living or entertaining.

Bedrooms & Bathrooms

Accommodation is generous and flexible, with the option to configure as five spacious bedrooms. Three enjoy the luxury of ensuites, the master has a walk-in-robe, while a family bathroom plus powder room configuration ensures privacy and convenience for both residents and visitors. The extra room is currently utilised as a sewing room).

Hot Water

Electric with booster from the Rayburn oven. There are two cylinders (one near the entrance and one upstairs).

Extra Features

Central vacuum system

Heating

Warmth and comfort are assured year-round with a central heating system feeding 12 radiators throughout the home, complemented by a log burner in the second living alcove. This combination provides both efficiency and atmosphere for winter evenings. Undertile heating in the two downstairs bathrooms, and three ceiling fans.

Garaging and Laundry

Practicality has been well considered with a double internal-access garage offering excellent storage plus a separate single garage and workshop. Each garage has electric doors. This layout provides ample room for vehicles, hobbies, and equipment, catering to both everyday use and lifestyle pursuits. The laundry room is adjacent.

Airbnb or Extended Family Retreat

The separate, private guest wing opens up a range of possibilities. Whether as an Airbnb venture, home business, or extended family retreat, this versatile space enhances both lifestyle and income potential in one of North Canterbury's most desirable coastal locations.

Property Information

Recent Improvements

Plaster reclad, Deck re-sealed and re-tiled

Gardens

Featured in the Celebrate Cheviot Garden Tour, the Cathedral Cliffs gardens showcase over two decades of carefully curated plantings, meandering paths, ponds, and lush lawns. Rhododendrons, magnolias, proteas, camellias, hostas, and succulents flourish in the frost-free climate, while an orchard of plums, apples, lemons, oranges, and mandarins provides seasonal abundance. Every corner of the garden is designed to frame the panoramic sea and mountain views, enhancing the sense of peace, privacy, and connection to nature. The property is sheltered from the easterly wind.

Water

2 units Cheviot Rural water supply – gravity fed system

Rain water tank on UV (not currently used), water pump, map of water systems available

Septic tank

Garden irrigation and hothouse with timed irrigation

Outdoors

One large paddock and one smaller paddock, a loading ramp, a versatile two-bay shed with single phase power, stock troughs

Chattels (Included)

Bathroom Heater x3, Ceiling Fan x4, Clothesline, Dishwasher, Ducted Central Vacuum System, Electric Wall Oven, Fixed Floor Coverings, Garden Irrigation System, Gas Bottle x1, Heated Towel Rails x5, Hob – Electric, Hot House with Timed Irrigation, Inbuilt Gas Fire (Upstairs), Light Fittings, Loading Ramp, Log Burner, Laundry Tub, Rangehood x2, Radiator Heaters x12, Rayburn Double Electric Oven with Double Cooking Hobs and Lids x2, Security Lights, Sound System in Living Area, TV Aerial, Troughs for Stock, Water Pump, Waste Disposal, Garage Door Remote x2

Chattels (Excluded)

Double Fridge in Garage, Garden Pots, Outdoor Furniture

Chattels (Negotiable)

Airbnb Wing Furniture (see agent for details), Some Household Appliances. These are not included in the chattels as listed above.



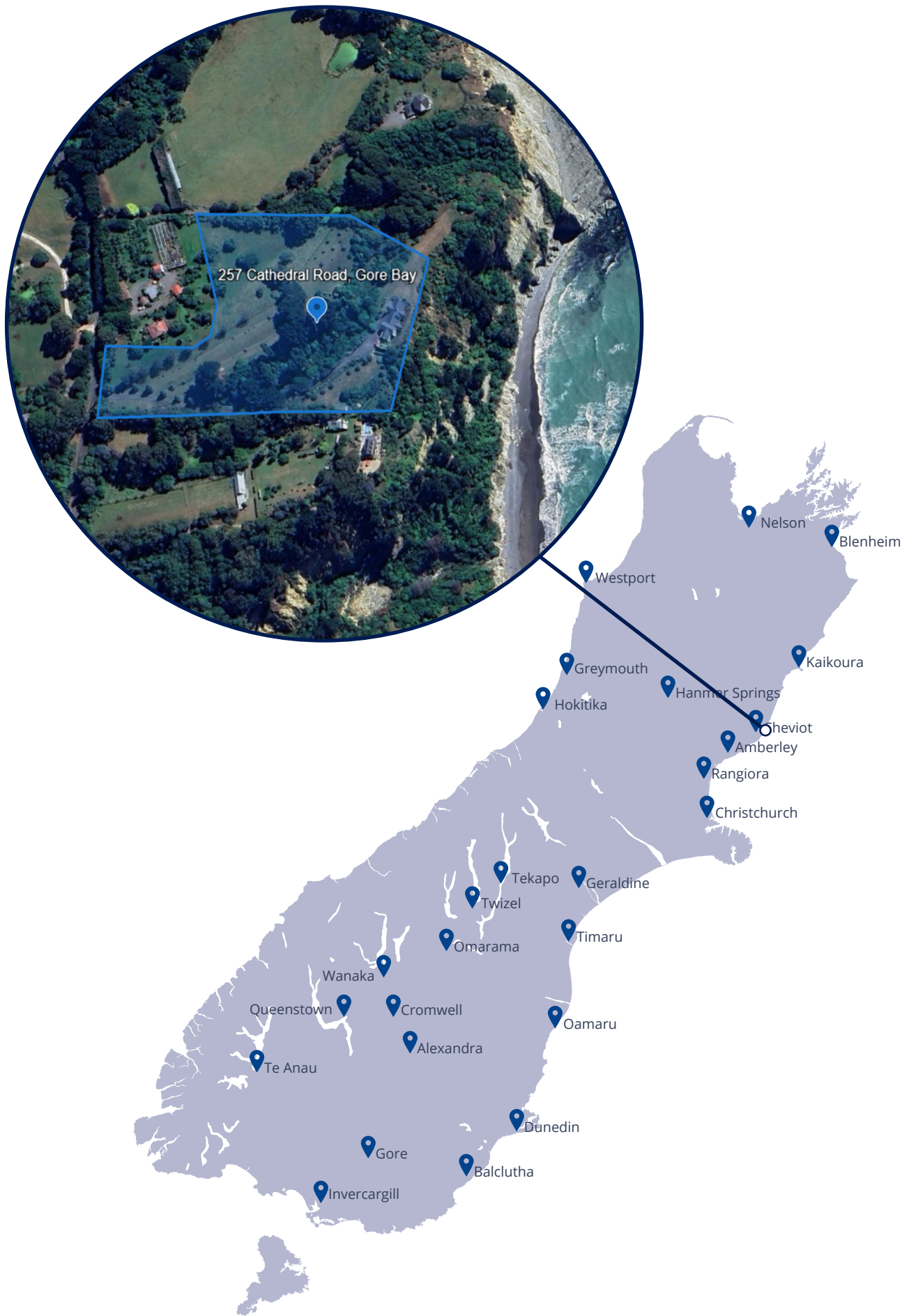


Location

Only 90km north of Christchurch and minutes from Cheviot township, this property offers an enviable balance of seclusion and convenience. Gore Bay provides an unspoiled coastal escape, while the nearby Hurunui River mouth is renowned for salmon and trout fishing. Cheviot caters for daily needs with a supermarket, cafés, a medical centre, schooling, and a golf course.



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





Sales Process

For Sale

Enquiries over \$1,620,000

Inspections

Strictly by appointment only.

Due Diligence

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



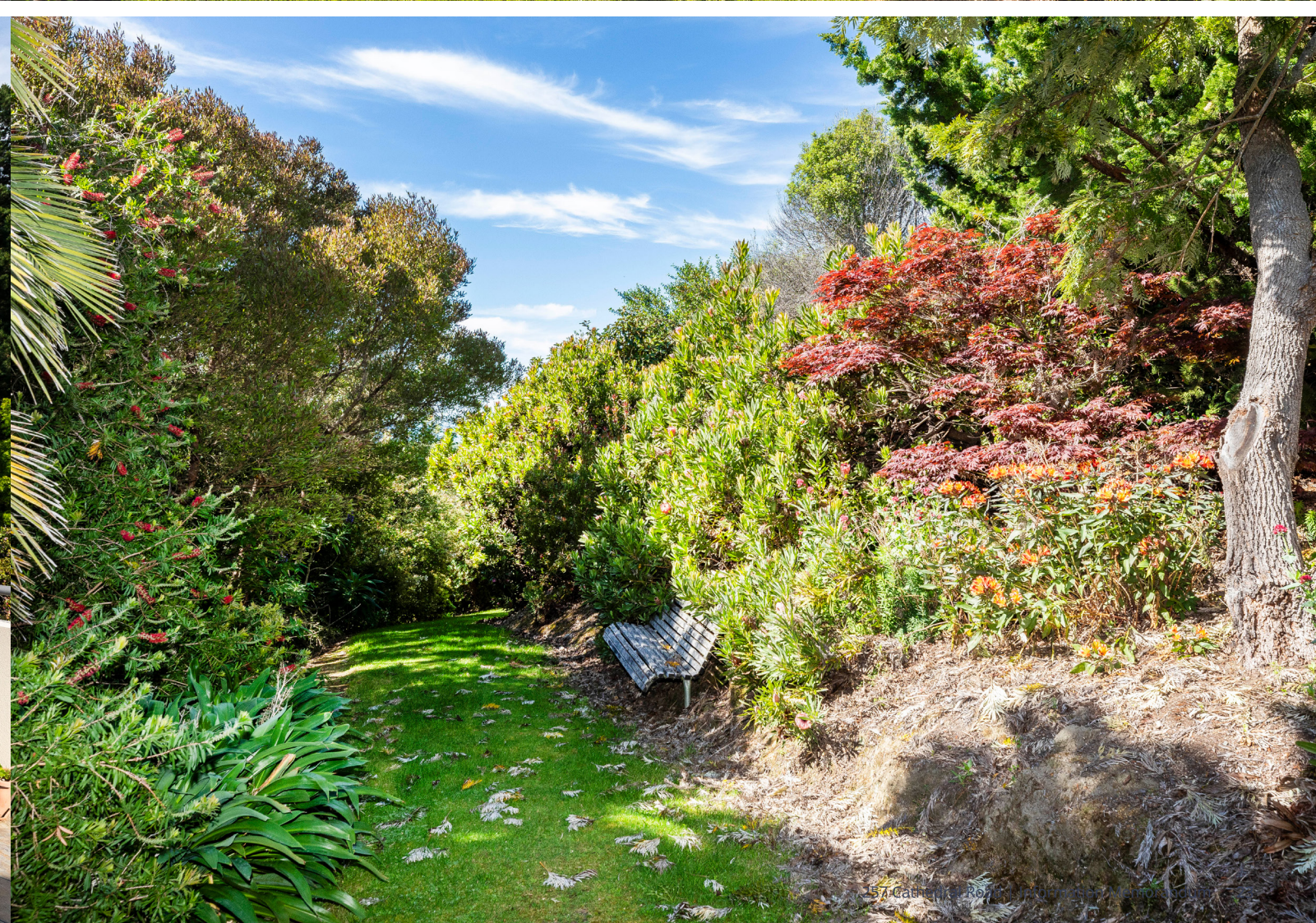
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