

## Villa Walton

Matamata, Waikato

Historic B&B

Villa Walton is set in the quiet historic village of Walton in Matamata, Waikato. The villa has been an integral part of the village since 1904.

The original homestead was known for its beautiful cottage gardens and specimen trees, there are still some fine examples including a hundred plus-year-old Kauri, copper beech and magnificent magnolia trees which attract the tuis.

During its history, there have been many families live in the villa, with each generation adding their love and attention to the property. The bedrooms are named from the families and significant aspects of its history.

There are many Victorian features in the villa including original tiled fireplaces, polished floors, leadlight windows and doors and high ceilings. The villa has been transformed to keep its original features but includes modern facilities in the service rooms and ensuite bedrooms.

The sweeping verandahs allow for privacy and intimate spaces for those wishing to enjoy the outdoors, beautiful gardens and views towards the Kaimai ranges.

Situated in close proximity to a wide range of activities including Hobbiton, this villa is an opportunity for people to enjoy the experience of being on a farm in the heart of the NZ dairy country but close to the main highways.

One of the historical outbuildings previously used as the local school heating boiler house has been lovingly restored into a self-contained one-bedroom mini villa now known as Walton Cottage

The original homestead Villa Walton is now operating as a Boutique Bed and Breakfast.



### Bray Room

Views towards the Majestic Kaimai Ranges and Glorious Gardens, French doors lead onto the balcony with stunning morning sunrises. This room features a King Bed, Private Seating area and Ensuite.

### Cole Room

This delightfully appointed room with Rose Garden & Fountain Views has French doors leading onto your balcony to enjoy an evening sunset. Features a King Bed, Private Seating area and ensuite.

### Orr Room

Named after one of the historical owners. A designer decorated room with unique décor, featuring a Luxury Queen Bed with premium linens, and an Ensuite Bathroom.

### Self Contained Walton Cottage

The character of Walton Cottage is as charming as its setting. It nestles in the beautiful cottage gardens and grounds of a Victorian Villa in rural Walton.

**Price: \$275 to \$395**

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### Contacts

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