



FOR SALE

**157 CHURCH ROAD,
WAIPARA**

Harcourts
Holmwood
my kind of people

Licensed Agent REAA 2008
holmwood.co.nz

ESTABLISHED INCOME, EXCEPTIONAL LIFESTYLE

A rare opportunity to secure an established vineyard, multiple income streams, and a beautifully renovated character home, all nestled beneath the rolling Waipara Hills.

Set across approximately 6.88 hectares of premium grape-growing land, this well-established property offers the perfect balance of lifestyle and investment. The vineyard is predominantly contractor-managed, delivering reliable returns with minimal day-to-day involvement, while still providing the flexibility for new owners to take a more hands-on approach and further enhance its potential.

Adding to the income is a fully self-contained cottage, currently operating successfully as a sought-after accommodation option.

At the heart of the property is a charming four-bedroom villa, surrounded by

established, park-like grounds and commanding sweeping vineyard views. Thoughtfully renovated to retain its character while embracing modern comfort, the home features light-filled living spaces, a country-style kitchen, formal lounge and dining areas, and effortless indoor-outdoor flow to a wraparound veranda and beautifully landscaped entertaining spaces. Two well-appointed bathrooms, including one with underfloor heating, excellent insulation, and a warm, welcoming atmosphere complete this exceptional home.

The vineyard is planted in Pinot Noir and Chardonnay, with grafted vines, a reliable water supply, frost protection, and sustainability certification already in place offering a quality, productive operation in one of North Canterbury's most respected wine-growing regions.

 **OPEN HOMES:** See online for viewing times

 **DEADLINE CLOSES:** (unless sold prior) 3:00pm Wednesday 19 August 2026
Holmwood Merivale, 175 Papanui Road, Christchurch

PROPERTY INFORMATION

holmwood.co.nz ID:MVE22738

 Land Area: 6.88ha.

Rateable Value:	\$1,300,000	5 
Land Value:	\$560,000	3 
Improvements:	\$740,000	1 
Rates:	\$5,527.88 per annum	1 
CERA Zoned:	Rural Zone	3 
Exterior:	Weatherboard	2 
Roof:	Corrugated Iron	6 
Joinery:	Timber	
Age:	1900-1920 (approximately)	
School Zones:	Waipara School School, Rangiora New Life School, Christchurch Adventist School	
Chattels:	Fixed floor coverings, light fittings, rangehood, dishwasherx2, smoke detector(s), heat pumps x 3, auto garage door opener and remotes, blinds, clothesline, drapes, electric stove, hob/ cooktop-gas, wall oven-electric, extractor fan, irrigation system, heated towel rail, letterbox, mirrors, security lighting, woodburner.	
Other chattels:	Vineyard tools and machinery can be purchased or negotiated	

This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.







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