

Detached villa originally from 1954, extended in 1965, offering approx. 241 m² of living space and approx. 162 m² basement with large garage. Renovated 2010–12 but part of the upper floor is unfinished. Large L-shaped terrace of approx. 100 m² with awning and sunken jacuzzi. Hydronic heating via Bosch air-to-water heat pump, supplemented by wood-burning stove and open fireplace with insert. Water from a private dug well with filter, drainage to an older three-chamber septic tank. Older tiled roof requiring some new tiles. Outbuilding approx. 30 m², pavilion/grill house and enclosed former tennis court. Plot of 7,178 m² (two properties) with approx. 100 m of river frontage to Smedjeån and a private small pond. Approx. 3 km to Oxhultasjön, approx. 9 km to Store Sjö, approx. 26 km to the sea at Mellbystrand and approx. 65 km from Helsingborg.

Video Tour: <https://youtu.be/d488Hx4yMoc>

Price: SEK 2 800 000 (approx. EUR 255 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5HUIA1J6EOCCRE47>

Getaryggarna 6B near Hishult is a large villa on a small ridge with views over its own plot, pond and bordering Smedjeån. The house dates from 1954 and was extended in 1965 with both brick and timber construction. A large L-shaped terrace in pressure-treated timber on two sides of the house measures approx. 100 m², so you can follow the sun all day. There is an awning and a sunken jacuzzi in the terrace (the water pipe needs replacing). The living space is approx. 241 m², with the ground floor fully renovated 2010–2012 and in good condition, while the upper floor has been started but not completed – there is potential to create a separate apartment if desired. The façades consist of brick and timber cladding, with three boards needing replacement. The roof is older tile; some sections have recently been repaired with new felt after a leak, but a few tiles are missing. The chimney sweep approved the chimney and fireplaces in 2025, but a new fixed roof ladder is required according to current regulations. The windows are insulated glass from 2012. The electrical system has largely been replaced (except part of the basement and unfinished on the upper floor) and has circuit breakers and an RCD. Heating is provided by a Bosch air-to-water heat pump to hydronic radiators and underfloor heating, supplemented by a wood-burning stove in the living room and an open fireplace with insert in the master bedroom. Water comes from a private dug well with filter (shared with a neighbour) and drainage to an older three-chamber septic tank. There are plans for municipal drainage, but it is not yet decided or implemented.

The entrance is spacious with wood laminate flooring, timber panelling in the ceiling with recessed spotlights, a long hallway and stairs to both the upper floor and basement. A fully tiled bathroom (2012) with shower, WC, washbasin and hydronic underfloor heating. Stairs down to the master bedroom with exposed ceiling beams and an open fireplace with insert. A further large fully tiled bathroom adjacent to the master bedroom with hydronic underfloor heating, WC, shower, spa bath and sauna. From the hallway a staircase leads up to two substantial bedrooms with two 1½ beds and a sofa bed plus walk-in wardrobe in one room, and a double bed and sofa bed plus wardrobe in the other. From the long hallway you reach two further smaller bedrooms in the same style with double beds, wardrobes and the same wood laminate flooring. One room has traces in the ceiling from a previous damp issue, where the cause has been fixed but not the cosmetics. A large living room, kitchen and dining area in open plan with access to the terrace and an efficient wood-burning stove. The kitchen is well equipped with a kitchen island, sink, dishwasher, fridge/freezer (ice maker not working), oven, ceramic hob cooker, extractor hood, microwave, coffee machine, wine cooler and ample storage. On the upper floor there are further rooms with renovation started. Here there is a large hallway with a roof window and potential future kitchen/pantry plus another wood-burning stove (not inspected or approved). A small bedroom with lower ceiling height, a further smaller bedroom and a large bedroom or living room plus a room prepared for an additional bathroom. The basement contains a utility/grocer's kitchen with sink, washing machine, tumble dryer, extra fridge/freezer, technical room with heat pump, water filter and electrical panel, plus ample storage, a workshop and a large garage with space for several cars. There are also steel beams to reinforce the

structure if you wish to change the room layout to create a billiard room/gentleman's room or similar in the basement in the future. Most furniture and other loose items can be purchased additionally or included according to wishes and agreement with the seller.

Beyond the house there is also an outbuilding of approx. 30 m² in poorer condition with a former boiler room, now mainly a woodshed, and the electricity is disconnected. A pavilion from 2018 with a central grill area, perfect for outdoor entertaining. An enclosed tennis court (originally gravel, now grassed) can be used as a play or ball area – or restored as a tennis court.

The plot covers 7,178 m² divided across two properties (33:6 with the house on 5,758 m² and 33:3 with the outbuilding on 1,420 m²), with approx. 100 metres of private river frontage to Smedjeån and a small dug pond. Only one neighbour in immediate proximity, used as a holiday home, otherwise an undisturbed location with no other visible neighbours and surrounded by woodland, the undulating ridge "Getaryggarna", Smedjeån and a stream. At the rear of the house and on most of the plot you are completely screened from view. The access road to the house is an asphalted side road to the main road, which in turn leads through Hishult, approx. 500 metres to the centre with a shop, petrol station and the famous Hishult Art Gallery. Fibre is available in the road but not connected to the property. Good 5G coverage with approx. 50 Mbit/s download and approx. 6 Mbit/s upload. Alternatively, there is Starlink, which the neighbours use. Approx. 3 km to Oxhultsjön and the ruins of Sjöboholm manor house on an island in the lake. Approx. 9 km to Store Sjö with a fine bathing beach and approx. 18 km to the incredibly beautiful Hjørnered lakes with several bathing spots, canoe hire etc. Approx. 10 km to Knäred with shops, "Flammabadet" outdoor pool, Kvarnfallet in Krokån, Prästaskogen nature area etc. Approx. 15 km to ski slope and Bike Park on Vallåsen on Hallandsås and to Kungsbygget Adventure Park with summer toboggan run and zipline. Approx. 18 km to Örkelljunga, approx. 22 km to Laholm and approx. 26 km to the sea and Mellbystrand. Approx. 45 km to Halmstad. Approx. 65 km from Helsingborg and approx. 120 km from Malmö.