

House Report for 2114 Kimbolton Road

October 2026

Background

1. The property was bought in 2015 by present owners Mark Tisdall & Paula Allen who converted it to a fully certified organic holding from 2017 to 2023
2. The house is 133 sq metre – a 2010 cottage renovated and remodeled within its existing footprint by the previous owners of 15 years
3. 130 sq metre Garage/offices was a new build by the owner/occupier (plumber) and his father in law. LIM shows all work to be consented.

From 2000 to 2015 the home was a young family home. Nicky Fielder and her partner Peter Beaumont bought their two young children up here while working as a school teacher and plumber respectively. Nicky's parents had a substantial lifestyle on Taionui Road and provided much support with renovations, stock management and gardening. They grew most of their own meat and vegetables.

In 2015 soil tests confirmed the property was suitable for organic conversion and we set about establishing shelter and creating growing beds. The property held formal organic certification from 2017 till 2023. It has not been formally renewed since new legislation came into being. Certification is a simple process of registering with MBEI and maintaining an organic management plan.

2015 – 2025

Work undertaken

The house was repiped in 1999; the front verandah rebuilt in 2002; in 2003 a bathroom extension and an additional wood burner in the dining room was added and lounge alterations including new French doors were completed;

In 2008 a new standalone building comprising a double garage with attached living room, bathroom and bedroom was added – all this work is fully consented as noted in the 2015 & 2026 LIMs.

The house was largely re-roofed during these alterations although the front hip appears older.

We have commissioned and had consented (where relevant) the following work;

- 2015 Garage alterations – art studio/workshop created – new interior wall, insulation, heat pump, commercial extraction fan, additional window, additional lighting, power points
- 2016 Plumbing for three sinks garage/apartment
- 2016 Household laundry relocated to garage
- 2016 Dining and kitchen floors stripped of black stain and polyurethane applied by professionals
- 2016 antique Bath and hand basin re-coated (professionals)
- 2016 -Kitchen benches removed and two pot paint mix applied (Rongotea building firm)
- 2024 – professional painter re-applied two pot finish to benches
- 2016 – rimu bespoke bookcases made and installed lounge, library (Rongotea building firm)
- 2017 – wireless internet extenders installed to provide full wifi cover to all extremities of both buildings

- 2017 push to touch retro fit of apartment kitchen cabinetry
- 2018 firebox rebuilt lounge
- 2019 new flu dining fire box
- 2021, 2015 exterior weather boards house repaired – minor areas of dry rot removed, weather board replaced and undercoated/painted
- 2013 - exterior garage and door surrounds replaced garage
- 2022 – 2025 progressive professional repaint of house and garage exterior walls- 4 of 8 complete – balance of paintwork is in tidy condition
- 2025 Healthy Home compliant insulation to front hipped roof (above two bedrooms)
- 2022 LED lighting replacements in lounge, dining, kitchen
- 2023 – Starlink and sky dishes installed on rooves
- 2024 – additional two phase power supply run from switchboard to kitchen for new oven installation
- 2025 – electrical company sign off for up to date compliance of switchboard and all household wiring (two black wiring connections removed)
- 2025 – electrician lifted all detached under floor wiring and attached to floor joists
- 2025 – plumber lifted underground pipes and attached to floor joist
- 2026 - new hot water cylinder installed
- 2026 - new water pump installed
- 2026 - soft wash of both buildings
- 2026 - main house roof water blasted and gutters cleaned both buildings

Future Possibilities

The utility area off the kitchen has potential for alternative uses. We have contemplated several options.

Option 1 - A big country kitchen with bar leaners from the patio the length of the north east wall using retractable windows. A load bearing beam above the kitchen sink bench would allow the room to be doubled in size. We have been advised the wall between the pantry and the sewing nook is not load bearing and its removal would create space for kitchen dining.

Option 2 - mirror image kitchens - a small commercial kitchen in the existing pantry/sewing rooms that allows organic produce to be value added

Option 3 - a 4th bedroom - reline and insulate the room to provide another double bedroom

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