



Hi,

I have decided for personal reasons that it is now time for me to release the reigns of “MAT” McGregor Alternative Technology Centre, so I am selling my share which is Cobbit's Cottage. As the project is so unique and special I am first going to market it through my circle of friends, asking them to spread the word for me.

We will be selling *Cobbit Cottage*, as featured in Country Life, Renaissance, Clean Slate “Cat” in Wales quarterly magazine, Biophile, Rapport, and many more. Pictures below.

Cobbits Cottage, Erf 873, 1000sqm McGregor, Western Cape, South Africa, house footprint 165sqm

I am asking R1,500.000

- three bedrooms
- one bathroom,
- open plan lounge, dinning area, and kitchen, indoors,
- plus an outdoor covered, wonderfully sheltered entertainment area with kitchen, and amazing views over the seven layers of mountains.
- an outdoor shower
- easy access to the roof area for sundowners
- It is beautifully cool in summer, and with a fireplace and indoor Dover Stove, warm in winter
- Cobbit's Cottage's garden is designed along permaculture lines.



- Cobbit Cottage is a natural house built of mainly cob, but also using light straw clay and wattle and daub, where fitting.
- We have used materials harvested within a 20km radius, plus recycled materials where possible. No poisons, toxins, etc, have been used in the house so it is a healthy houses. We have minimised the use of manufactured goods, by once again using what we had outside our back door.
- The houses is powered by solar and gas.
- We have built in many of the couches, bookcases and cupboards
- There is a dry odourless compost toilet, hence the property is back to back rich lush rejuvenated soil with abundant bird and wild life in the form of guinea fowls, hadeda's and tortoises, and other creatures that share our space.
- There are many varieties of fruit, nut and berry trees giving one something to eat all year round. We also grow many of our own veggie needs.
- The property is on the edge of the village next to a proposed Nature Reserve, giving the added advantage of no further development on the North West boundary.
- the stars at night have to be seen to be believed.

You can see more of the house on [www.mat.org.za](http://www.mat.org.za)

If any one is interested in additionally purchasing Little Cottage the self catering unit on MAT, we are open to negotiation.