

\$1,295,000 - 1625 6th Line E, Trent Hills

MLS® #X12458140

\$1,295,000

3 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Rural Trent Hills, Trent Hills, Ontario

One of a kind Country Estate / Hobby Farm situated on a picturesque 100 acre parcel only 5 minutes East of the beautiful town of Campbellford. Featuring a very well maintained 3 bedroom, 2 bathroom Century Home, a great set of outbuildings and productive farmland, this property would make for a great spot to build family dreams. The residence, an 1885 built double brick farm house is situated on a paved road in between mature trees and offers spacious and bright living spaces with timeless character with its original trim, mouldings, flooring, stairs etc. It also has many recent updates including re-pointing (2024), windows (2023), electrical (2023), pantry (2022), upstairs bathroom (2001) The main floor features a large foyer with access to the West facing patio, the kitchen with island and large pantry, a 2pc bathroom, the dining room, the living room and a 3 season sunroom. The upstairs features a spacious landing with access to a balcony, the master bedroom with attached walk-in closet room with laundry (which could be turned into a 4th bedroom), the modern 4pc bathroom with heated floor, luxurious tub and shower, and two additional bedrooms. The 3rd storey Attic offers plenty of room for storage, or the potential to add more bedrooms or living space. The land offers 75 cultivated acres that are made up of productive loam & silt loam soils, ideal for growing cash crops, grazing animals or to be rented out to local farmers. The outbuildings offer plenty of space for



storage and to house a wide variety of animals; from cows or horses to sheep, goats, pigs and chickens! The large ~4375 sqft bank barn was squared 12 years ago and has a newer steel roof. The red 40' x 25' workshop is insulated and has a concrete floor. The 25' x 50' pole barn has 4 bays, ideal for storing equipment, hay and straw. This property has something for everyone! Come and discover this very peaceful setting for yourself! (id:6289)

Essential Information

Listing #	X12458140
Price	\$1,295,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	1625 6th Line E
Subdivision	Rural Trent Hills
City	Trent Hills
Province	Ontario
Postal Code	K0L1L0

Amenities

Utilities	Cable, Electricity
Features	Rolling
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	1993.9 x 2196.9 FT 100+ acres
Foundation	Stone

Listing Details

Listing Office	RE/MAX CENTRE CITY REALTY INC.
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