



TRYON, NORTH CAROLINA

Where the mountains and the good life begin

HOLLY RIDGE LANE FARM

Location: Tryon, NC List Price: REDUCED to \$460,000 Acreage: 4+ acres MLS# H3160866



This lovely 3 bedroom, 2.5 bath home is located in desirable Stoneybrook on 4+ acres and beautiful pastoral views. The expansive covered front porch welcomes you and overlooks a charming landscaped yard and garden with stone work.

This comfortable home offers plenty of room for your family, or would be perfect for 'empty nesters' providing everything on the main floor with plenty of room for visiting family and friends upstairs! An easy stroll from the house leads to the 2stall Shedrow Barn with direct access to a paddock and pasture w/3-board fencing. This appealing combination of attractive home, barn and excellent location should not be missed! Plus, you are a short hack to the sought-after FETA trail system.



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Main House: 2412 SqFt

- Paved Driveway leads conveniently to the attached 2car garage, with an additional gravel drive to the barn
- A winding sidewalk meanders past attractive landscaping, which includes a stacked rock wall garden bed
- Expansive Front Porch (8x37) with beadboard ceiling and charming porch swing
- Foyer (10x14) with oak floors, high ceiling and skylight. The foyer opens to the living room, formal dining room and kitchen. There is a pocket door between the kitchen and foyer for privacy if desired.
- Living Room (14x19) with carpet, crown molding and large windows. There are pocket doors between the living room and family room for privacy if desired
- Kitchen (11x17) with oak floors, recessed lights, large cook island with tile counter, Thermador electric stove with center grill, breakfast bar and display shelves, abundant cabinets include a combination of glass display cabinets and lots of counter space, double wall ovens, dishwasher, refrigerator and separate ice maker. The kitchen is open to the family room.
- Family Room (17x19) with carpeting, brick wood burning fireplace, builtin cabinets, ceiling fan and glass doors to the sun room
- Sun Room (13x26) with tile floor, beadboard ceiling with skylights, ceiling fans, builtins and abundant windows with views toward the barn and rolling pastureland. There is an exterior door that leads to the deck with a lighted path to the barn upstairs!
- Utility Room (8x14) with vinyl floor, washer / dryer, utility sink, cabinets and counter space, builtin ironing board and convenient hanging clothes rod. A door next to the utility room leads to the garage
- 2Car Garage (22x24) with 2 automatic door openers and exterior door to the deck and walkway to barn
- Formal Dining Room (13x14) with wood floors, builtin display shelves with recessed lights, crown molding, wainscoting and French doors with custom shutters to another deck (7x13) with pretty views overlooking the yard and pasture
- Powder Room (4x5) with wood floor and pedestal sink
- Master Suite (15x19) with carpet, ceiling fan, lots of windows, 2 walkin closets with pocket doors and large master bath
- Master Bath (11x13) with tile floor, recessed lights, double vanity, jet tub with tile surround, separate walkin tiled shower with dual shower heads and builtin seat and large windows overlooking natural setting and pastures



Second Floor —647 SqFt

- Oak and carpet stairs with wood rails and lovely oak handrail lead from the foyer area to the 2nd floor
- Guest Bedroom #1 (14x15) with carpet, ceiling fan, 3 windows and double closet
- Guest Bath (9x10) with tile floor, huge single vanity including 'make up' space, linen closet, tub/shower combination with tile surround and window. There is an additional linen closet in the hall just before the bathroom.
- Guest Bedroom #2 (13x19) with carpet, ceiling fan, double closet and 3 windows
- Unfinished Storage Area (8x27) conveniently accessed from the hallway offers plenty of room for additional storage



Unfinished Partial Basement

- 631 sq. ft.
- Accessed from outside, this additional space with concrete floor provides:
 - Workshop area (14x25)
 - Mechanical / Storage Room (14x18) with furnace, A/C unit, electric water heater with additional existing line for propane water heater if desired and well pump with water filter
 - Access to Crawl Space
- There is also a leased underground 320 gallon Propane Tank (from Burrell's Fuels)



Shedrow Barn with Metal Roof

- 2Stalls, 12x12 with stall mats, windows, fans and lights
- Double doors to Tractor / Hay Storage
- Tack Room (6x12) with concrete floor and water heater for hot / cold water
- Direct access to paddock and large pasture with 3board fencing and electric for heated water tanks when necessary



Additional Information

- New roof
- Newly stained exterior



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