



TRYON, NORTH CAROLINA

*Where the mountains and the good life begin*

## FAIRWINDS ROAD FARM

Location: Landrum, SC   List Price: \$499,000   Acreage: 15 acres   MLS 3126359



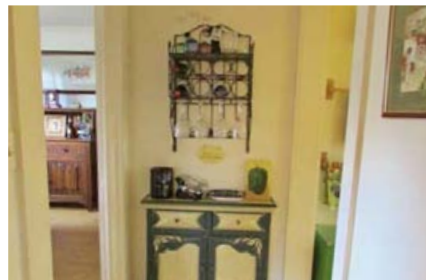
MOTIVATED SELLER . . . This lovely 15 acre farm is conveniently located near FENCE and just minutes to nearby equestrian events. With 3 fenced pastures, 2 run-in sheds, 100' x 225' riding ring and a 4-stall barn with all amenities, just bring your horses and enjoy your splendid new surroundings! Charming 1940's cottage with 2 bedrooms, spacious living room, delightful kitchen and large deck complete this offering!



[www.TryonHorseFarms.com](http://www.TryonHorseFarms.com)

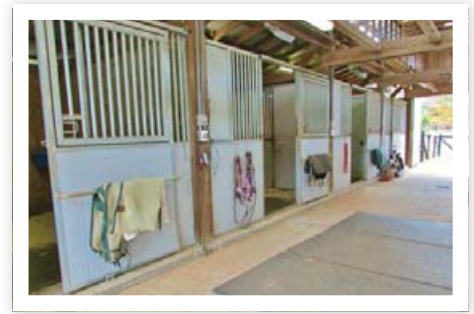
## Convenient One-Level Home

- Large Shade Trees surround this charming home
- Enter through the vintage front door with beautiful wood grain and lovely stained glass window
- Spacious Living Room with tray ceiling, large paddle fan, wood laminate floor that flows throughout this home, and several windows
- Separate Dining Room with large shuttered windows, chandelier with pretty ceiling medallion, charming niche, built-in shelves and closet with shelves, perfect for dishes, stemware, linens, etc.
- Bedroom / Sitting Room with wood burning fireplace with brick hearth and lovely mantle, built-in shelves and cabinets, ceiling fan and 8x13 cedar lined walk-in closet
- Bedroom with ceiling fan and large windows bringing in lots of natural light
- Bathroom, accessible from second bedroom and mud room, with double vanity, jet tub / shower combination with tile surround
- Kitchen with large window over sink, lots of cabinets and counter space, including a center island with butcher block top, electric range with microwave above, dishwasher, refrigerator, ceiling fan and washer / dryer behind shuttered closet doors
- Mud Room with large windows and ceiling fan is just off the back deck and offers plenty of space for boots, coats and additional storage if needed
- Delightful Deck (16 x 18) with large shade trees provides the perfect spot for relaxation or entertaining



## Barn/Outdoor Amenities

- A convenient stroll from the back deck passes a spacious fenced yard, great for pets and includes a storage building with 'doggie door' so your dogs can escape any hot or rainy days!
- 4-Stall Barn has a large concrete center aisle with wash rack
- Each 12 x 12 Stall has a clay base, rubber mats and automatic waterers
- Spacious Tack Room (12 x 17)
- Loft for Hay Storage
- Expansive Covered Storage, large enough for trailers and farm equipment
- There are 3 fenced pastures, 2 that have Run-in Sheds, with one that provides additional hay storage
- 100' x 225' Riding Ring
- Just past the barn is another small storage building that has been converted to a chicken coop with completely fenced outdoor run
- 15 acres total, approximately 9 acres in pasture and 6 acres of woods. There is a stream that borders the back of the property
- A new sump pump for the well was installed in 2015



## LILLIE BROWN

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