

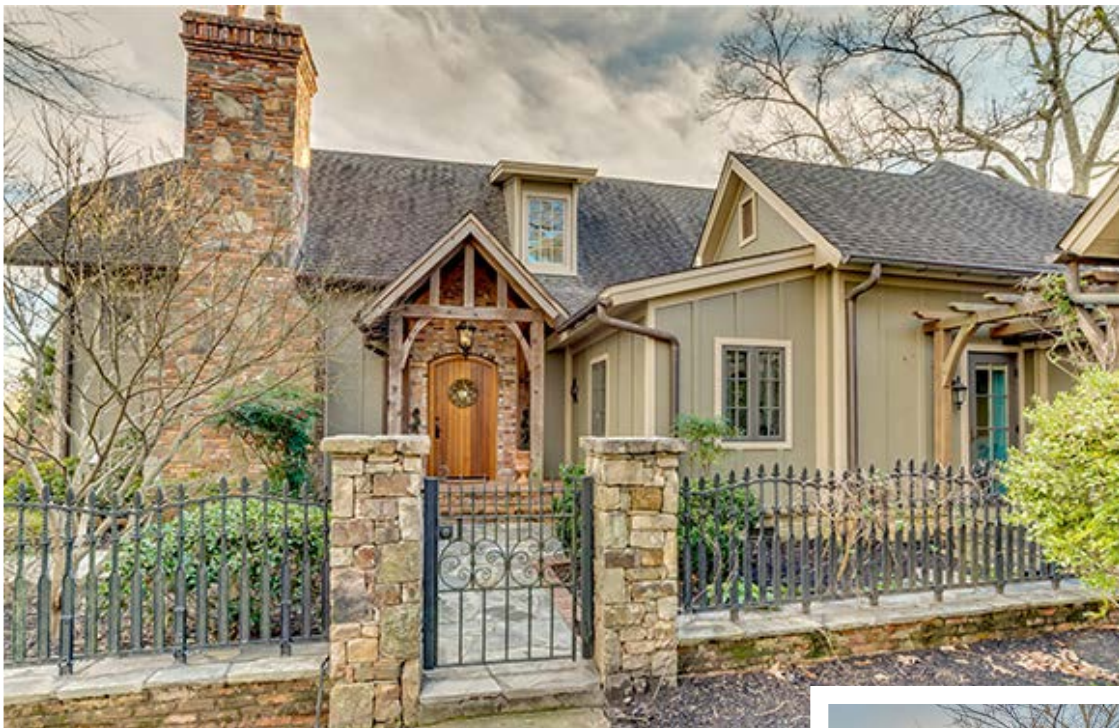


TRYON, NORTH CAROLINA

Where the mountains and the good life begin

HISTORIC HUNTING COUNTRY FARM

Location: Landrum, SC List Price: \$1,380,000 Acreage: 10+ acres NCM 562919



Previously George Webster's Blue Bound Farm, this magnificent Post & Beam residence exemplifies elegance and sophisticated taste throughout. Set on 10+ acres, there is an additional adjoining 19+ acres with permanent deeded access to use that has two fenced, well-established, manicured pastures.

This upscale equestrian training center has 2 barns with a total of 19 stalls plus numerous storage areas. This is a fully appointed barn apartment, tack room, wash rack, hay storage, etc. And, immediate access to the FETA trail system and FENCE.

www.TryonHorseFarms.com



Main House

- Magnificent 3257 sq.ft. residence that exemplifies post and beam elegance and sophisticated taste throughout
- Hardi Board Exterior with stone and brick accents
- 40 year architectural shingle roof
- Copper gutters and downspouts
- Impressive entrance drive with home, barns and striking mountain views
- Lovely gardens, meticulous landscaping, koi pond with waterfall and flagstone walkways with iron/brick column fencing surround the home

- Antique Mahogany front door
- Antique doors/hardware throughout
- Heart pine & reclaimed oak floors
- Wood and beadboard ceilings
- Cathedral ceilings/10' ceilings throughout

- Upscale kitchen is open to the Dining and Family Room
- Kitchen features include: FiveStar 6 burner gas stove, Kitchen Aid dishwasher, Viking Pro Refrigerator, breakfast bar, warming drawer, bar sink, walk-in pantry and beautiful maple cabinetry
- Impressive Post & Beam family room with dramatic stone fireplace, cathedral ceiling and abundant floor to ceiling windows
- Spacious dining area with antique chandelier and French door to covered porch with garden and Koi pond views
- Master Suite with vaulted beamed ceiling
- Adjoining sitting room with brick fireplace and wet bar
- His bath with shower and cedar lined walk-in closet
- Her bath with jet garden tub and cedar lined walk-in closet
- Convenient Laundry Area
- Guest bedroom with full bath
- Loft bedroom with built-in Murphy bed, large walk-in closet and full bath
- Lovely screened porch overlooking manicured gardens
- Spacious Mudroom



Equestrian Training Center on 10+ Acres

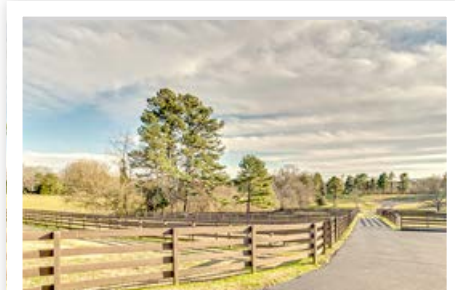
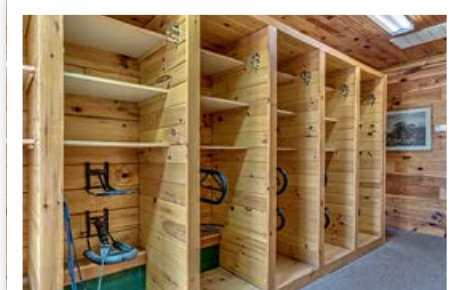
- 13-Stall upper barn
- Wash Rack with hot and cold water
- Spacious Tack Room with refrigerator, washer / dryer and locker room
- Half Bath
- 1 Bedroom Apartment with kitchen, full bath and walk-in closet

- 6-Stall lower barn
- Wash Rack with hot and cold water
- Tack Room, Workshop, Storage and Equipment Shed

- Separate Large Hay Storage Barn
- 15 Four Board Fenced Paddocks
- Oversized Riding Ring with sprinkler irrigation
- Paved areas for trailer parking
- Access FETA trail system and FENCE

Mechanicals

- Two Trane HVAC systems with propane backup
- Recirculating Hot Water System
- Three wells. Two septic systems



LILLIE BROWN

Distinctive Equestrian Properties and Upscale Residential Homes

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