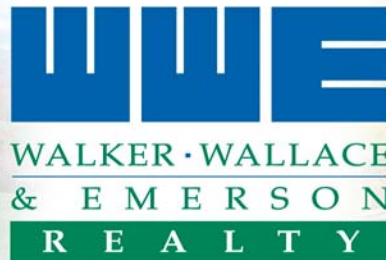


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WE KNOW THESE HILLS BETTER THAN ANYONE



Discover the unique charm of this enchanting English-inspired stone cottage on 2.36 very private acres situated in the Thermo-belt region of the Blue Ridge foothills. Beautifully restored and filled with wonderment, home features vaulted ceilings, exposed timber beams, interior rock, hardwood floors, original hand crafted iron hardware, stone fireplaces and multiple bookcases. A spectacular sunroom offers the added bonus of an upstairs “secret” room, while skylights throughout the home allow for a continual dancing of light. Outdoors an inviting pool is the perfect place to relax and enjoy the beautiful grounds bordered on two sides by Norman Wilder Forest—183 acres of protected conservancy land with hiking trails. Ideal as a weekend retreat or fulltime residence.

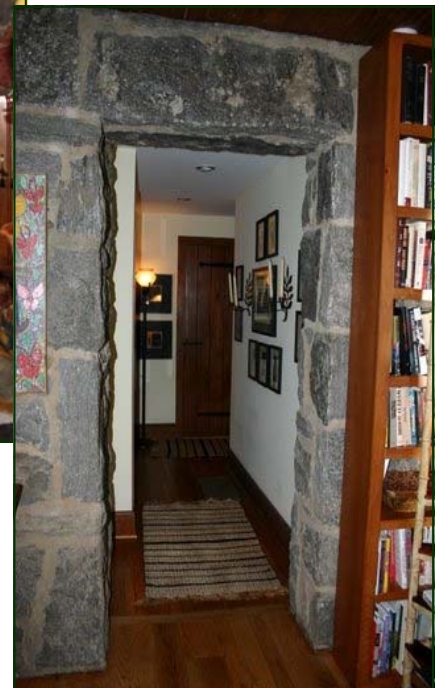


Still pristine today in its original character, this private estate was built back in 1929 with stone that actually came from the property site. Offering the possibility of as many as 3 bedrooms with 2.5 baths, great room, dining room, kitchen, sunroom and office, there is plenty of room for vacationing or fulltime living. Part of the lighthearted quality of the house comes from such storybook elements as a secret room, 16-inch thick interior rock walls, original wrought iron door latches and hinges, extra deep window sills and exceptional woodwork throughout.





This impressive great room is highlighted by a soaring wooded cathedral ceiling supported with huge timbers held up by hand-crafted iron hardware, 16-inch thick interior rock walls and random width oak flooring. In addition to banks of windows, skylights, 2-ceiling fans and floor to ceiling bookcases, a large fireplace with gas logs is a beautiful focal point.





A spectacular sunroom—added to the original home by a previous owner—boasts of beauty, warmth and added functionality. Geometric in shape, your eyes are constantly drawn between the richness of tiled floors to the pinnacled tongue and groove ceiling above. Dramatic walls of glass provide inviting views of a lush green lawn highlighted by flowering plants and the coolness of your own private pool.





“Secret Room”: A spiral staircase in the sunroom leads entry to a “secret” room located inside the second story of the original part of the house. Currently used as an office, this special space radiates serenity and muse. Let it inspire your own creative talents to write, draw or make music. Or else simply enjoy as a peaceful place to contemplate your thoughts in quiet solitude.

Den: Curl up with a good book or else enjoy some media entertainment in this warm and cozy den. May also serve as a 3rd bedroom.





Kitchen : In keeping with the charm of the cottage is this light and bright pub-style kitchen. Accented with black and white ceramic tile countertops and backsplash, cooks will appreciate space-saver cabinetry throughout. Appliances include gas range, microwave/convection oven, dishwasher, disposal and refrigerator.

Dining Room: Your guests will delight dining in this intimate room accented by beautiful woodtones and the flavor of stone. In winter, enjoy the added ambiance of a gas log fire-place...in summer, the view of terraced flower beds.





Master Bedroom: This sun-filled bedroom on the main level currently serves as the master suite. A private door opening to the front porch of the home, provides separate entry if desired.

Master Bath: Luxuriate in this fully updated bathroom with walk-in shower. Your senses will enjoy the textural richness of natural rock blended with the artistry of beautiful tile work.





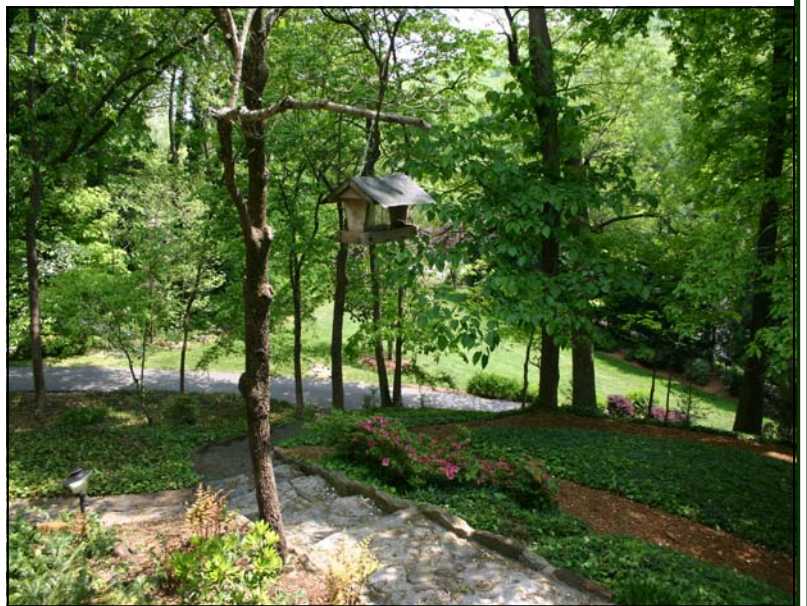
Guest Suite: This upstairs bedroom with its own en suite bathroom is perfect for guests who want their own privacy. May also be used as a master suite.

Pool: Outside, this inviting oval swimming pool offers private views across the valley landscape of pastures and mountains. The patio area is ideal for relaxing and poolside entertaining. Enjoy the convenience of an outdoor shower after an afternoon of gardening or upon return from a hike next door on 183 protected acres of conservancy land.





The Grounds: Tucked into a hillside of the Pacolet Valley, extensive and mature landscaping affords great privacy to this 2.36 acre park-like setting. Open lush lawns unfold atop a hillside topography rising steeply to the private depths of the forest beyond. In addition to beautiful natural woodlands, there is an array of evergreens, conifers, flowering shrubs and assorted perennials in raised beds. Thick blankets of laced ivy, stone walkways, rock borders and vine-covered arbors create an English quality about the property. There's even a wishing well and trickling stream that sweeps down off the mountain next to a small garage built into the hillside.



The Residence

- ♦ 2.63 acres
- ♦ 3 Bedrooms; 2.5 Baths
- ♦ Pella thermopane casement windows throughout with built-in Slimshade blinds
- ♦ Lennox heat pump with Pulse-high-efficiency gas furnace
- ♦ Separate heat pump and strip heat for sunroom and office
- ♦ Pulse gas water heater
- ♦ 500 gal Propane tank (buried)
- ♦ 3 water sources available; private well, 2nd well for irrigation, community water
- ♦ Culligan Medallist Series water filtration system with automatic water conditioner
- ♦ Basement: laundry, storage, and workbench
- ♦ Septic
- ♦ 1 car garage; electric doors; attic storage
- ♦ Mercury vapor security light adjacent to garage

The Interiors

- ♦ 16" thick rock walls
- ♦ Random width oak floors throughout
- ♦ Fireplaces with gas logs in both great room and dining room
- ♦ Original hand wrought iron door latches, hinges and beam hardware
- ♦ Tiled bathrooms and sunroom floor
- ♦ Skylights throughout
- ♦ Built-in bookcases
- ♦ Ceiling fans
- ♦ Custom black iron rods with window treatments

Pool

- ♦ New liner 2006
- ♦ Pool depth 3 to 9-foot
- ♦ Polaris robot cleaner
- ♦ Poolside shower with gas water heater

The Property

- ♦ Extensive landscaping; specimen trees, evergreens, conifers, flowering shrubs and assorted perennials
- ♦ Stone lined steps, pathways and borders
- ♦ Situated in Pacolet Valley with mountain view
- ♦ Gentle hillside topography
- ♦ Paved driveway and parking

Location

- ♦ Set in Pacolet Valley Community
- ♦ Located on Scenic Byway Hwy 176
- ♦ Borders Norman Wilder Forest
- ♦ Dining and shopping in the nearby towns of Tryon, Saluda and Columbus
- ♦ Easy access to U.S. 74 and I-26
- ♦ Proximity to Greenville-Spartanburg International Airport (GSP) and Asheville Regional Airport (AVL)



Offered at \$498,250.

For additional information

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