

400 E. Rutherford St.  
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Landrum, SC 29356



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WE KNOW THESE HILLS BETTER THAN ANYONE



## Golf Course Road Columbus, North Carolina

The opportunities are endless from enjoying your horses, to gardening, car collecting, or just plain relaxation; this is the residence for you. Easy access to amenities that are important like grocery stores, eateries, library, post office, equestrian riding trails, all disciplines of horseback riding, and training, shooting clubs and a winery or two all can easily be accessed within just minutes of this property. All the basic needs can be found in this home, and are done with great flare and taste. The modern rambler offers an open floor plan and utilizes this feature to capitalize on its ability to entertain but still have a cozy feel in this home. The U shaped design of the floor plan keeps the guest and family area away from the master suite. In the middle is a great sitting porch and large interior family gather room, with floor to ceiling field stone fireplace which adjoins the kitchen and flows nicely to the outdoor patio. Modern construction and use of low maintenance exterior finishes keep ownership of this home a dream. It's southerly facing direction keeps light throughout the home most of the day.





The property is comprised of 8+ acres of rolling pasture land which is fenced and crossed fenced. Entry on to the property is a private paved drive which accesses the barn, apartment and main residence. Many mature plantings bloom seasonal and the evergreens provide privacy, shade, and color throughout the year. The attached oversized double car garage/workshop also supports the separate guest quarters suite. The guest quarters are self contained with its own efficiency kitchen, bath and heating and air conditioning. An additional RV garage will house an RV, horse trailer, or multiple cars.















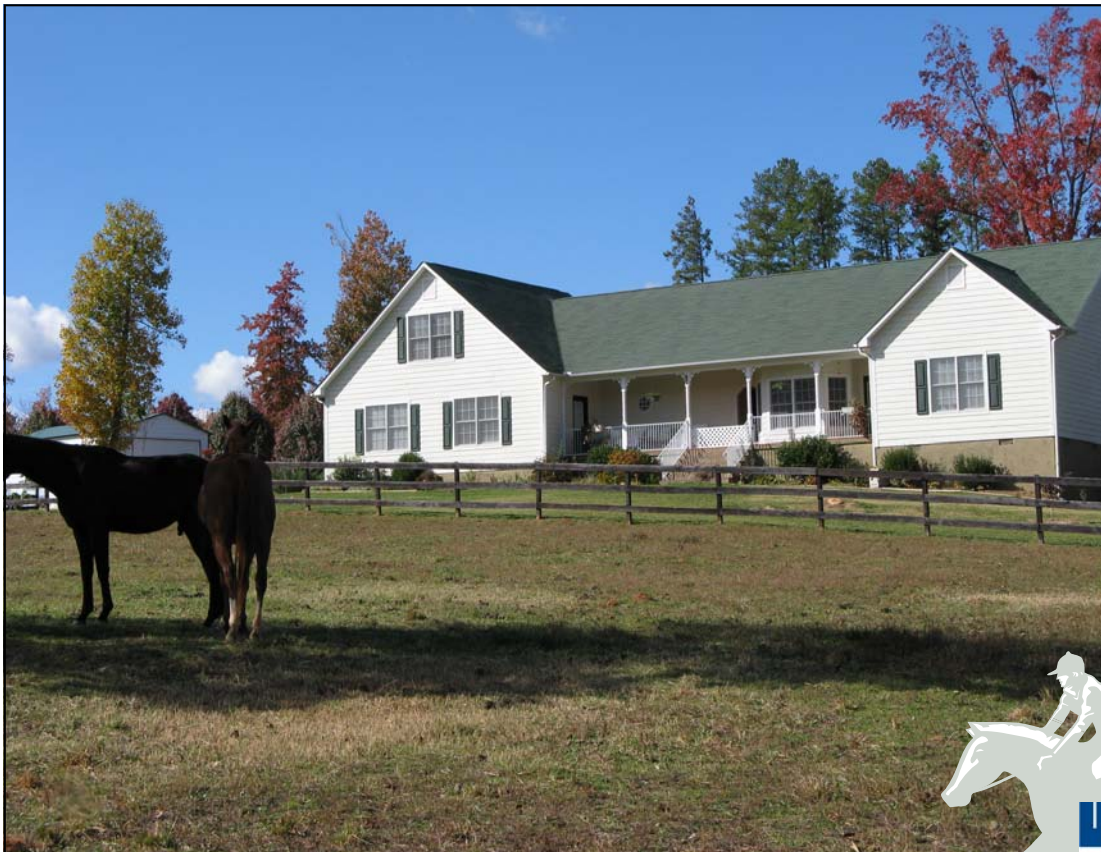
The equestrian facility is just another feature of this farmette but an important one. The 2 stall barn features an enclosed wash rack and tack/feed room. Stalls are 12X12 and are horse safe, and inviting. Adjoining the barn is a small self contained groom's quarter which can either be rented for additional income or could be utilized as another guest quarters. Multiple 3 board fenced paddocks makes this farmette a practical hobby horse farm and allows the equestrian the ability to rotate paddocks and be a wise pasture manager. One of the paddocks could be utilized as a riding ring should this be a goal. Accesses to equestrian riding trails are available from this property and its location close to Tryon, Columbus, Asheville and Landrum SC paramount to easy living lifestyles.



Guest/Grooms quarters.









Offered at \$599,000.  
For additional information

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