

## 74 Old Blue Rocks Road, Garden Lots -

Lunenburg



MLS® 202422568

### Lunenburg Hobby Farm Opportunity!

**\$485,000**

Have you been dreaming of having a few horses?...maybe some goats?...perhaps something more exotic like alpaca? Or is it just some chickens for fresh eggs you seek? What about a bit of cleared land for growing your own food? How about all of the above, and more!! Well, here's a rare find - this is your opportunity to have a tidy Hobby Farm property right at the edge of town! Enjoy the benefits of rural living, without being too far out in the country! The old farmhouse has enjoyed extensive updates & is thoroughly refreshed, meaning you can simply move in and be comfortable. The 1400 sq ft home features a spacious & open living/dining room, a fresh & bright kitchen, main level full bath, and front & back decks to enjoy the country setting & views of the classic red barn at different times of day. Upstairs are 3 bedrooms, including a spacious primary. A multi-zone ductless heat pump w/ 3 heads ensures year-round comfort throughout the house, including the high & dry basement which has been fully insulated. Other recent improvements include electrical upgrades, including new generator panel, updated plumbing, and extensive drainage & landscaping around the house. Four outbuildings include the 6-stall horse barn complete with 1000 sq ft hayloft; a large garage/workshop building that is fully insulated & has its own 100Amp electrical; a large horse shelter in the upper paddock; and a handy little equipment shed. With these versatile buildings the possibilities are endless. The garage would make an ideal shop for any woodworker, or perhaps the perfect spot to tinker on a vintage car. The 1.7 acre property encompasses upper & lower paddocks, fields & gently sloping lawns, a fully fenced veggie garden w/ irrigation system, & ample parking areas for 1 vehicles. All of this is to be had, a mere km from the centre of town! You even see full details for this and other fine properties at: You even see full details for this and other fine properties at: Like we said... A Rare Find!

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



#### Listing Agents

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#### Property Highlights

**Age ±:** c. 1900

**Lot Size:** 72,745 sq ft (1.67 acres)

**Style:** Hobby Farm w/ Century Home

**Floor Space:** 1400 sq ft

**Bedrooms:** 3

**Bathrooms:** 1

**Flooring:** laminate, vinyl, carpet

**Heating:** Multi-zone 3 head ductless heat pump, electric baseboards

**Water:** municipal

**Sewer:** septic

**Parking:** paved driveway with parking for multiple vehicles

**Garage:** Garage/Workshop w/ 100Amp service (40.3 x 24.6)

**Services:** electricity, phone, cable tv, high-speed internet

**Features:** dug well for barn, electric fence around paddocks, fenced veggie garden with irrigation system

**Outbuildings:** Barn (36.6x28.4), horse shelter/shed (30x14), tool shed

#### Rooms

**Living Room:** 14.9 x 13.5 (Main)

**Dining Room:** 15.9 x 8.9 (Main)

**Kitchen:** 14.2 x 11.5 (Main)

**Back Entry / Mudroom:** 8.10 x 6 (Main)

**Bath (4-pc):** 8.10 x 4.10 (Main)

**Master Bedroom:** 19.4 x 11.3 (2nd)

**Bedroom:** 12.8 x 11.2 (2nd)

**Bedroom:** 11.4 x 10.6 (2nd)

#### Directions

Located at the eastern edge of Lunenburg, less than 1km from the centre of downtown.

Follow Pelham Street out of town. Where Pelham ends at town limits, take Old Blue Rocks Rd and continue 300 meters. The driveway for civic #74 will be on your right. Look for the Red Door Realty sign.