

236 Princes Inlet Drive, Martins Brook -

Lunenburg



Hidden in Plain Sight!

\$1,298,000

Set well off the road at the crest of a gentle hill, this special property provides the ultimate combination of privacy & stellar views. The remarkable 27 acre parcel is one of the last large plots of land in coveted Prince's Inlet, home to the Lunenburg Yacht Club. From your private hilltop observatory, you look out over fields to Prince's Inlet, Herman's Island & the Yacht Club - enjoy the gorgeous views & the activity of colourful sailboats in summer. The classic Lunenburg Bump farmhouse has had extensive upgrades over recent years and bright rooms with exposed timbers & wide plank floors infuse the home with character & warmth. The main floor has a wonderful flow with living space centering around the front-to-back living room with its stone fireplace. A pretty country kitchen flanks a cozy den with French door walkout to a sunny back patio area, and a spacious Dining Room is perfectly suited for large family gatherings. A main floor full bath/laundry & large mudroom complete the main level. The 3 Bedrooms upstairs, each with skylight, enjoy great natural light, and the generous Primary features a walk-in closet & 3-piece ensuite. Climb the ladder to discover a marvelous finished attic with the best view in the house...a great office or hobby space. The impressive country estate includes 8 acres of pastureland and 19 acres of woodland with interesting topography and a creek running through it. At the back of the house is a newly resurrected pond where you can enjoy a skate in winter. The large sturdy barn with concrete floor presents a host of opportunities with a generous gravel parking area to accommodate multiple vehicles. And it doesn't end there...halfway back into the property's beautiful woodland there's a rustic cabin nestled at the foot of a gentle forest slope...a hideaway within your hideaway, where the only sights & sounds are those of nature...or the crackling of a fire in the woodstove. A rare property

in a premium location, this is the perfect opportunity for the aspiring 'gentleman farmer' with dreams of horses or a vineyard, perhaps an agrotourism venture, or just a private country home for those seeking a quiet lifestyle without being too remote. This sought-after location lies part way between the amenity rich coastal communities of Lunenburg and Mahone Bay, and just an hour to HRM.



Listing Agents

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Property Highlights

Age ±: c. 1880

Lot Size: 27 acres

Style: Restored Century Farmhouse

Floor Space: 2948 sq ft

Bedrooms: 3

Bathrooms: 3

Flooring: softwood, slate tile, vinyl

Heating: oil-fired hot water radiators,
wood-burning fireplace

Water: dug well

Sewer: septic

Parking: paved driveway, large gravel
parking area

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

Outbuildings: Barn (38.8 x 28.9 plus
18.5 x 15.4); Cabin (15.6 x 15)

Zoning: Princes Inlet - Rural Coastal

Rooms

Living Room: 27.3 x 12.9 (Main)
Dining Room: 14.6 x 13.2 less jog (Main)
Den (with walk-out): 12.4 x 12.2 (Main)
Kitchen: 16 x 13 (Main)
Foyer/Hall: 8.4 x 6.3 (Main)
Bath (3-pc): 6.9 x 6 (Main)
Laundry: 6 x 5 (Main)
Mudroom: 26.9 x 6.2 (Main)
Master Bedroom: 21 x 11.3 (2nd)
Ensuite Bath (3-pc): 6.4 x 5.9 (2nd)
Walk-in Closet: 5.9 x 4.7 (2nd)
Bedroom: 12.10 x 12.2 (2nd)
Bedroom: 12.10 x 12.4 (2nd)
Bath (3-pc): 7.6 x 6.9 (2nd)
Sitting Room (Bump): 9 x 5.11 (2nd)
Finished Attic: 25.9 x 11.6 less jog (3rd)
Walk-in Closet: 11 x 6.3 (3rd)



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Directions

FROM LUNENBURG: Follow Highway 3 toward Mahone Bay. 1km outside of town limits turn right onto Second Peninsula Rd and continue 1km, then veer left onto Prince's Inlet Drive. In 400 meters watch for driveway to civic #236 on your left. Look for the Red Door Realty sign!