

220 Mt Joy Rd, Hampshire, Tennessee, 38461 ~ Lewis County

141 acres of woods with pasture, with 3-bedroom home. Great property for primary country residence, weekend getaway, hunting property, vacation rental, and more!

30-minutes to Columbia, 60 to Franklin, 70 to Nashville

4 miles to Hwy 412, 7 miles to Natchez Trace Parkway, 7 miles to Hwy 43

141 acres, with roughly 50 in pasture

2-3 Bedroom/2 Bath House

3-Bay Carport

Amish-built Cabin next to scenic stocked pond (bunkhouse, studio, or playhouse)

Suitable for horses, livestock, vineyard, hunting

Some fences in place

Crystal clear slate-bottomed creek and waterfall

Pond

200-yr-old Log Cabin

Additional Information-

The house features:

Large deck

Radiant heat under Living room/Dining Room Laminate floor

Electric water heater, stove, and dryer hook-up

Attic access is through master bedroom closet

Bonus Room/3rd Bedroom has ceramic tile floor and sliding glass doors onto deck

Eat-in kitchen

Kitchen and Bathrooms have ceramic tile floors

Beautiful ceramic tile shower in one bathroom and tile tub/shower surround wall in the other

A/C - combination of ducted and ductless systems.

Furnace plus LP wall unit in living and dining area

Well is across the road.

Reverse Osmosis unit under the kitchen sink. Well water is very good.

Low taxes

New Hwy 412 bypass (Hwy 166 to Hwy 43) expected to lessen traffic on Mt. Joy Rd.

Regarding the land:

Woods were select-cut in 2017

Old logging road through woods makes great trail for hiking or horseback riding.

Property boasts abundant wildlife, including deer and turkey

Vast array of tree species on this property.

Additional 53 acres of pasture with Large home is available.

Electric is currently supplied to the pondside cabin through an extension cord.

155 Mt. Joy Rd., Hampshire, Tennessee, 38461 ~ Lewis County

Gorgeous barn-style country estate with 53 acres, perfect for entertaining and hospitality. Potential as an Event Center, Bed and Breakfast, professional studio space, Lodge, horse farm, and more!

30 minutes to Columbia, 60 to Franklin, 70 to Nashville (30 to Lawrenceburg, 15 to Hohenwald)

7000+ sq ft

24' x 48' Great Room, with 30' cathedral ceiling

9' ceilings throughout rest of home

Framed for a Bedroom/Studio downstairs with private entrance (Bathroom has wheelchair accessible shower)

Framed for a Large Eat-in Kitchen and walk-in

Framed for a Pantry Mudroom

Framed for a In-house Shop/Hobby

Framed for a Room Library/Office

Framed for a 5 Bedrooms, each with large walk-in closets

Framed for a 4 full Baths, 2 half-baths

Laundry Room option on both floors

Stained concrete floor with radiant heat

Expansive Porches, front and back, 12' deep

Large private backyard

3-car Garage, detached

Rolling pastures, bordered by trees

Spring

Big Swan Creek borders property

53 acres, primarily in rolling pasture land

Perfect setting for horses, livestock, hay, vineyard, recreation, and more

Tractor/Hay Shed

Tool Shed

Well and Septic

Additional 140 wooded and pastured acres with 2 bedroom home, pond, creek, and old log cabin available.

ADDITIONAL INFORMATION

Finish to your tastes!

Generous lighting - wired for over 200 recessed can lights (185 in the house, 20 on front & back porches)

Wired for ceiling fans, bookcase lighting, and more. "Rough-in" Inspection passed.

Kitchen plumbing in place for large Island with sink and ice-maker,

as well as a separate clean-up station on far wall (sink and twin dishwashers). On front wall, the design allows for 2 refrigerators, and twin ranges (LP gas or electric) and wet-bar.

Great Room/ Dining area features long Buffet Counter

Footers in place for stone wall/fireplace in Great Room

A/C - combined ducted and ductless systems

Radiant heat is not in floor of pantry or shop/hobby room

Posts and Beams (not structural) from 100-yr old barn from Indiana

Galvanized vintage-style round gutters and downspouts

Roof is shingle / standing seam

No building restrictions

New Hwy 412 bypass (Hwy 166 to Hwy 43) is expected to lessen traffic on Mt. Joy Rd.

4 miles to Hwy 412 ~ 7 miles to Natchez Trace Parkway ~ 7 miles to Hwy 43