



Breedlove[®]

FARMS | ESTATES | LAND

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Premier | **Sotheby's**
INTERNATIONAL REALTY



Mountain Hide-Away

Life is closing in and you need a change of scenery — maybe for a few days or... forever. Tucked away, up a country road in the NW corner of North Carolina is the answer. A 24+ acre serene mountain property, with a renovated 1,339 sqft cottage home, in a mountain hide-away, beckons you. The brick home has had extensive work completed during the past three (3) years, including new roof, heat/air systems, septic system, hot water heater, well, upgraded bathrooms and kitchen, just to mention a few of the many improvements. A front deck leading to the large living room greets you and gives way to the dining room with fireplace, open to the large, bright, efficient kitchen. The home has a primary suite with bath and two guest bedrooms that share a full bath. A large laundry room offers space for extra storage. Hardwood and LVP floors throughout.

However, this is a mountain nirvana to be enjoyed so the outdoors calls. To answer that call the home has a screen porch off the living room; perfect for enjoying the mountain rain. The front deck offers an ideal space for morning coffee and the back deck is designed for meals. The deck is accessible from the kitchen with view of the mountain pasture. There is a fenced back yard for your dog(s). The property has multiple trails for hiking, biking or ATV's.

Combine your hide-away with the hobby farm you've dreamed of. With plenty of grass and a natural spring the mountain pasture is perfect for any number of animals.

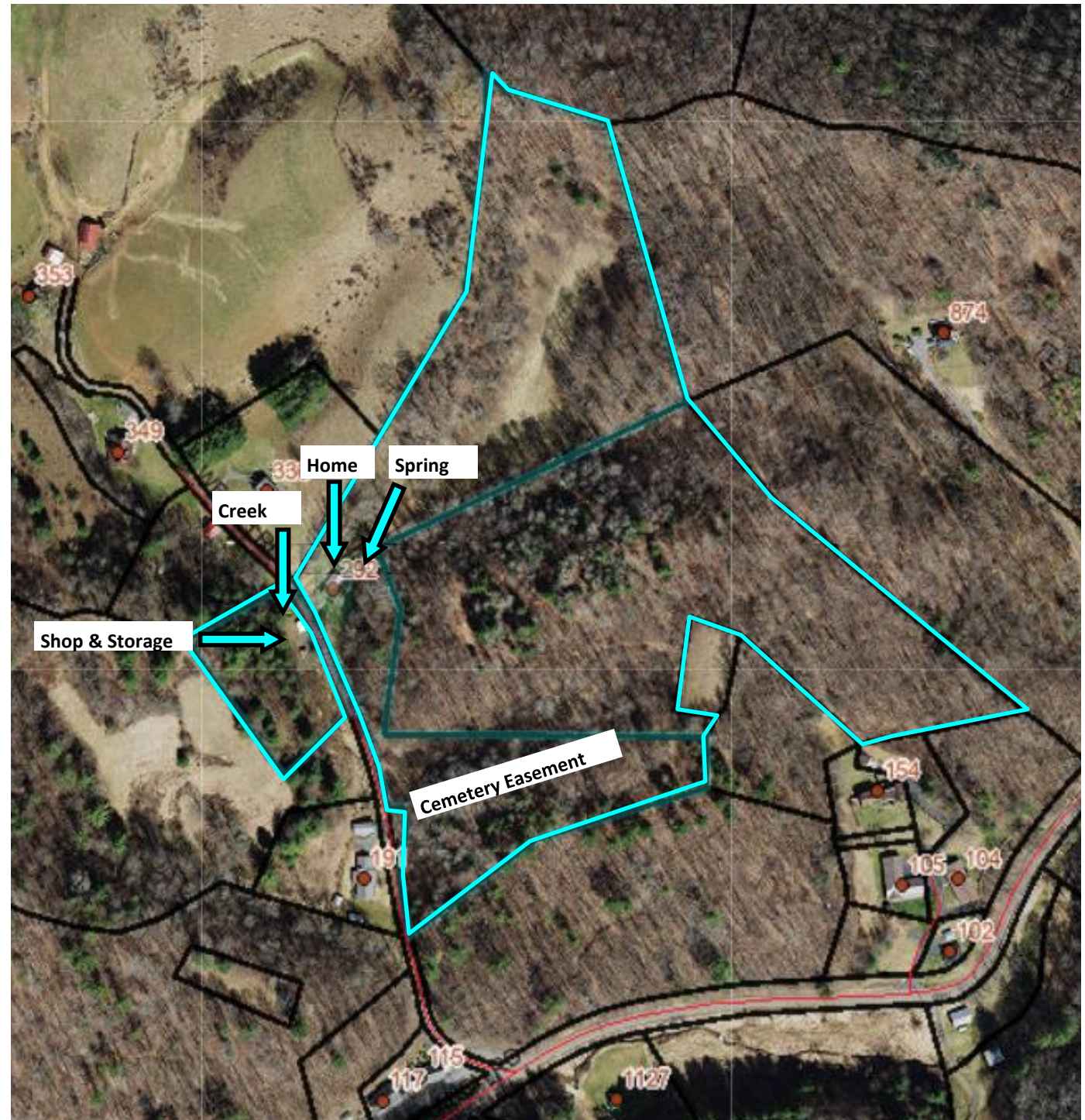
The locals refer to this area as "The coolest corner of North Carolina". With an obvious nod to the wonderful mild summer weather, however the cool transcends just the temperature. The friendly people and the effervescent towns add so much more "cool". From trout fishing in the local streams, kayaking on the New River or enjoying one of the many summer concerts or local festivals, there is cool aplenty.

This is your get-away/hide-away; enjoy the serenity of your home and/or connect with the local vibe. It is a rare find.



Property Aerial

PID # 16178-049 12.98 Acres
and # 16178-110 11.15 Acres
Total **24.13 Acres**



Property Features

Private Mountain Setting

24+ Acres

Mountain Pasture

Trails

Stream and Spring

Apple Trees and Grape Vines

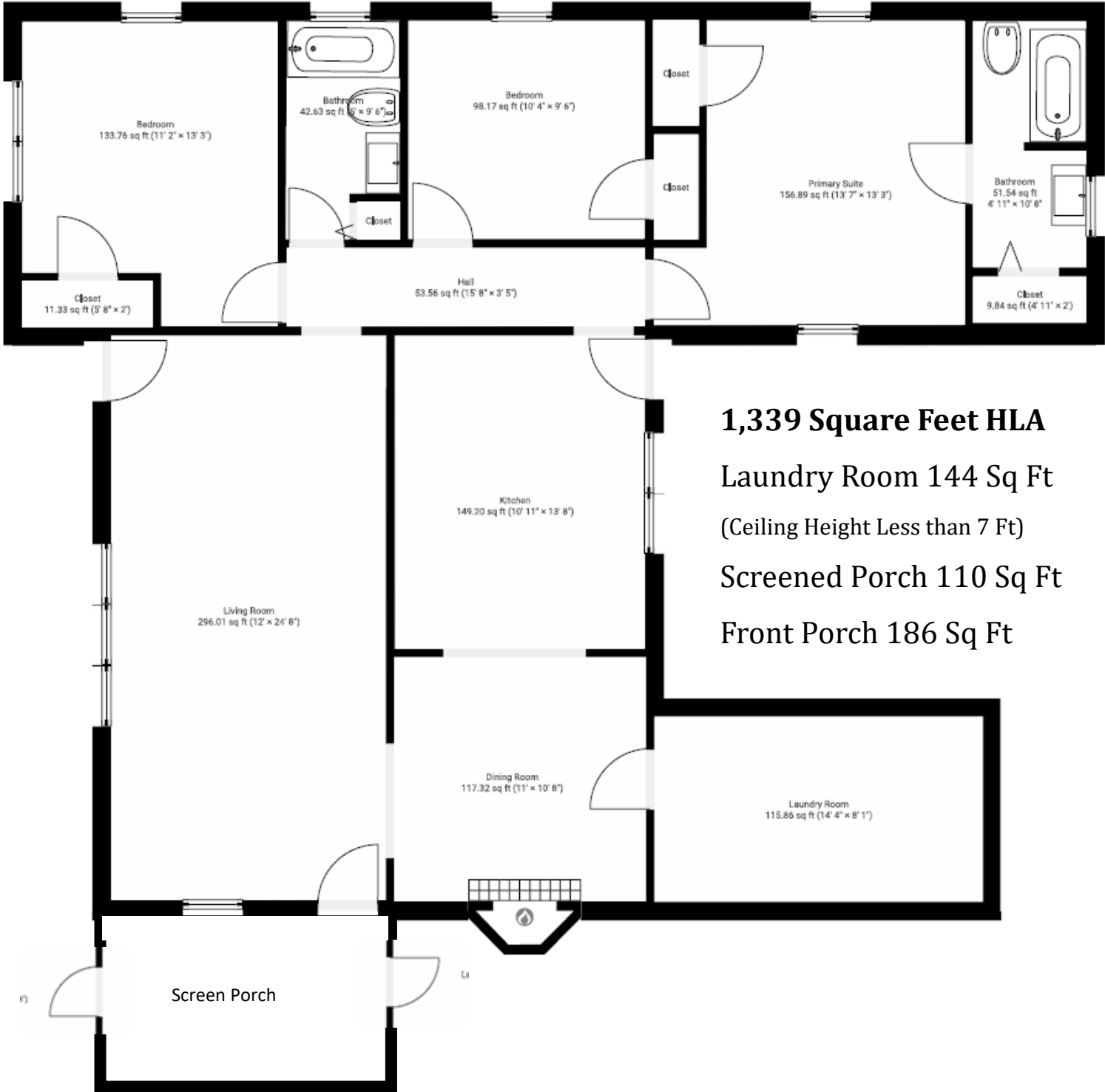
Enclosed Storage Shed/Shop —2 Rooms; 1 w/Floor

Wood Shed w/Floor

Welch Road is a Gravel Road



Floor Plan



1,339 Square Feet HLA

Laundry Room 144 Sq Ft

(Ceiling Height Less than 7 Ft)

Screened Porch 110 Sq Ft

Front Porch 186 Sq Ft

Home Improvement Summary

2020

Added Gas Logs

Installed 2 Mitsubishi Hyper-Heat Ductless Heat Pumps (1 — 18,000 BTU & 1 — 24,000 BTU)

Master Bathroom

- Replace Flooring w/LVP
- New Vanity
- New Plumbing
- New Toilet & Tub

Replaced Kitchen & Hall Bath w/LVP

Added New Well w/Heater (Yadkin Well Company)

Enclosed Shop/Storage Building

2021

Replaced Septic System & Drain Field

Replaced Dishwasher

Added Front Deck

Replaced Back/Side Yard Fencing & Pasture Gate

Installed New Water Line From Well & Added Water Filter System

2022

Replaced Hot H2O Tank (50 gal.)

Added New 2" Faux Wood Blinds

Replaced Roof & Gutters



Exterior Features

Brick

Roof & Gutters Replaced 2021

Screened-in Porch w/2 Exterior Doors

Storm Doors

Vinyl Windows

Stone Steps to Home

Fenced Back Yard (Board and No Climb)

Front & Rear Deck

Parking Areas in Front of Home and Beside Detached Storage



Interior Features

Furniture Negotiable

Built 1959 w/Recent Renovations/Updates

1,339 Sq Ft + 144 Sq Ft Laundry Room

3 Bedrooms/2 Bathrooms

Ceiling Fans

Hardwood and LVP Floors Throughout

Large Laundry/Storage Room

Hardwood Floors

Windows

Shelving

Laundry Sink





Kitchen

Stainless Steel Appliances

Frigidaire Side-By-Side Refrigerator

Whirlpool Electric Range w/Glass Cooktop

Samsung Microwave

GE Dishwasher

Oak Cabinets

Pantry

Glass Tile Backsplash

Double Sink w/Windows Overlooking Back Yard

Door to Back Deck



Living Room

Hardwood Floor

Ceiling Fan

Door to Screen Porch

Large Picture Window



Dining Room

Hardwood Floor

Brick Gas Fireplace w/Hearth & Mantle

Built-In Shelves Flank the Fireplace

Open to Kitchen



Primary Suite

Hardwood Floor
Ceiling Fan

Bathroom

Window
Large Linen Closet
Tub/Shower Combo
New Vanity w/Solid Surface Counter



Guest Bedrooms

2 Guest Bedrooms

Hardwood Floor

Ceiling Fans

1 Room w/2 Windows

Guest Bathroom

Shower/Tub Combo Tile Surround

Linen Closet

3/4 Wall of Tile

New Vanity



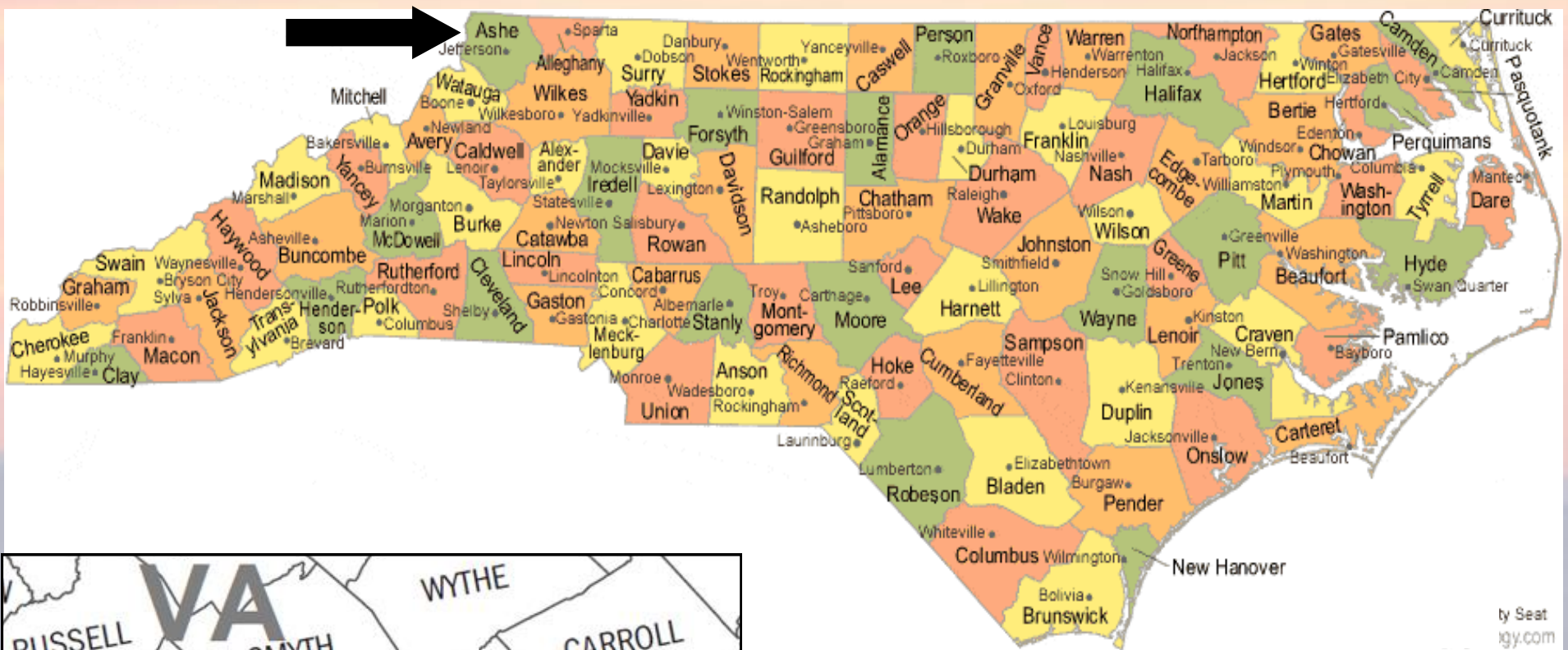
Outdoor Living

Front Deck

Back Deck

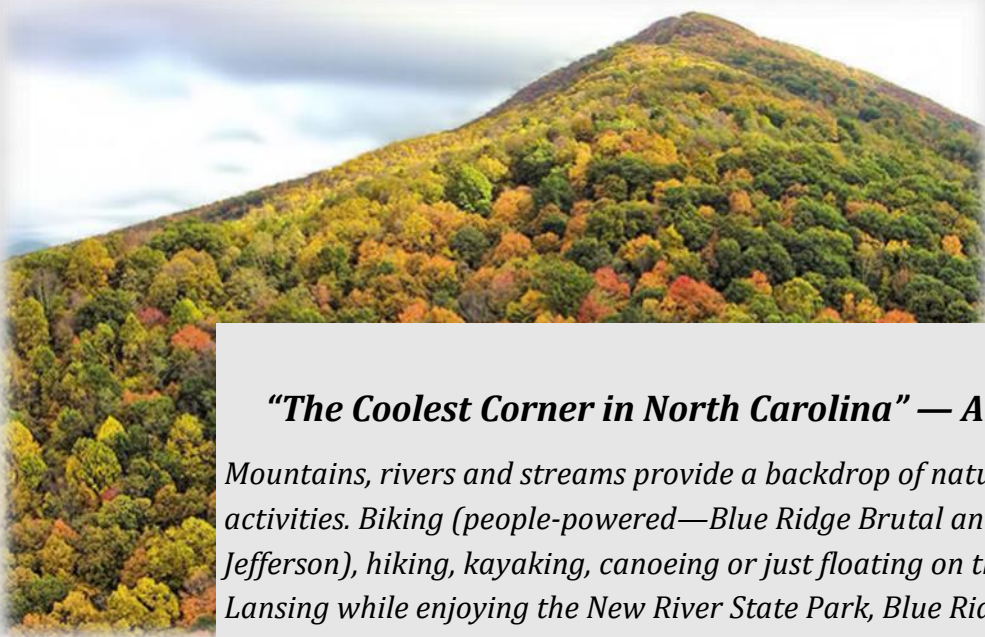
Screen Porch





"Because of its cool mountain climate, friendly people, charming towns and scenery, Ashe County is known as "The Coolest Corner" of North Carolina.





“The Coolest Corner in North Carolina” — Area Attractions

Mountains, rivers and streams provide a backdrop of natural beauty in an area rich with outdoor activities. Biking (people-powered—Blue Ridge Brutal and motorized—NC Downhill Race at Mount Jefferson), hiking, kayaking, canoeing or just floating on the New River, and trout fishing in Todd or Lansing while enjoying the New River State Park, Blue Ridge Parkway, Mount Jefferson State Natural Area and Pond Mountain.

The area is a treat for both eyes and ears...

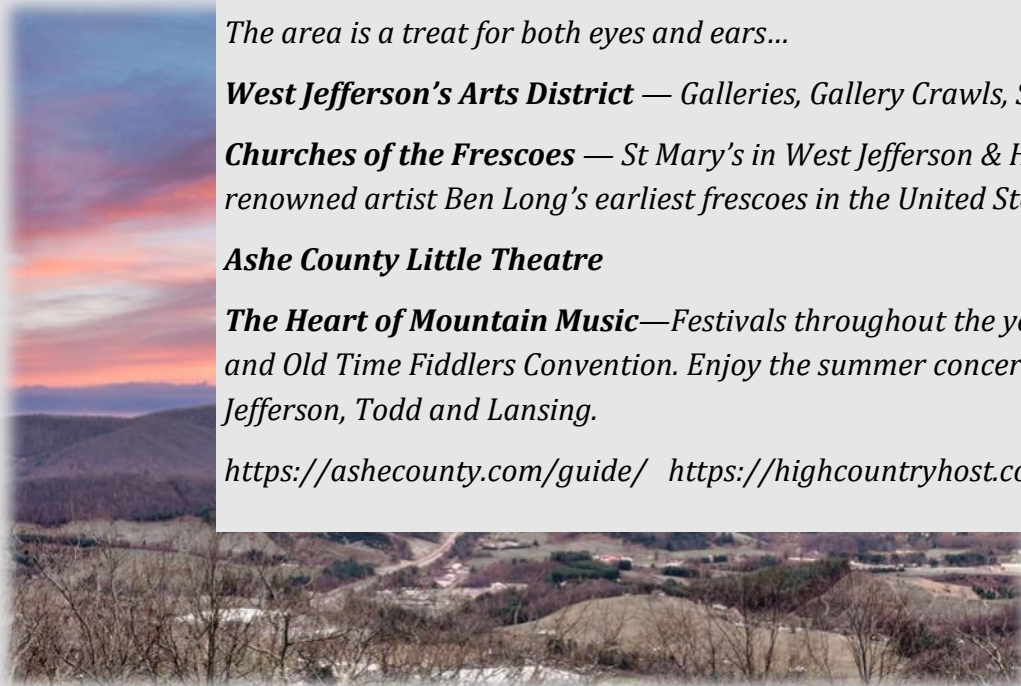
West Jefferson’s Arts District — Galleries, Gallery Crawls, Studio Tours, (19 murals in downtown)

Churches of the Frescoes — St Mary’s in West Jefferson & Holy Trinity in Glendale Springs (World-renowned artist Ben Long’s earliest frescoes in the United States)

Ashe County Little Theatre

The Heart of Mountain Music—Festivals throughout the year, including Ashe County Bluegrass and Old Time Fiddlers Convention. Enjoy the summer concert series held in town parks in West Jefferson, Todd and Lansing.

<https://ashecounty.com/guide/> <https://highcountryhost.com/home>



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