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FARMS | ESTATES | LAND

**539 Tirzah Road**  
York, South Carolina 29745

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Premier | Sotheby's  
INTERNATIONAL REALTY







A time-honored and thousands of years old bond between horses and humans continues today and is evident in areas/communities devoted to equestrian endeavors. Such is the case for the area surrounding 539 Tirzah Road, York, SC. Reminiscent of Lexington, KY, Tirzah Road is lined with black board fenced pastures and horse farms making it one of the most scenic roads in the region. The 16.7-acre estate has the ideal combination of woods for trail riding and eight plus acres of verdant pastures. The natural beauty of the property is enhanced with Redbud trees that line the road in front of the pastures and a meandering creek in the woods.

Enter the farm through a stacked stone gated entrance and continue along a tree lined paved driveway between two large, lush four-board fenced pastures. The circular drive delivers you to the brick estate home. Carolina Jasmine climbing the columns and over the garage is reminiscent of an English countryside estate. Enjoying morning coffee and views of your horses grazing in the fields from the wraparound front porch is an ideal way to start your day. From the foyer, the primary sightline is through the great room with a wall of French doors and windows capped with arched transoms and beyond to the covered deck.

An open floor plan emphasizes main level living and grants easy access to a sitting/piano room or office with fireplace, dining room, two-story great room with oversized wood-burning fireplace, and an epicurean kitchen where gourmet meals created in your kitchen w/GE Profile appliances can be enjoyed overlooking the backyard pool. The split bedroom floor plan provides a main level primary suite and opposing guest bedroom suite. The primary suite has access to the covered deck, walk-in closet, and large bathroom with laundry amenities.

Upstairs, the two-story home has three bedrooms (one suite w/bathroom and two bedrooms share a bathroom), a large bonus room, flex room with full bathroom, second floor laundry room and storage room. Lots of space and flexibility of use.

This custom home has all the extras inside, including extensive trim work and crown molding, Brazilian teak hardwood floors, plantation shutters, arched doorways, governors paneling, and architectural touches like a back second floor staircase, second floor catwalk overlooking the great room, and upper windows with remote controlled blinds in the great room, just to name a few.

Outside the estate home has a brick exterior and brick lattice under the porch, side-loading garage, and large concrete parking pad. Outdoor living is accented with a wrap-around front porch and large covered back deck. The large composite deck with jasmine shrouded railings adjoins the pool and pool patio, creating a special place for intimate meals, entertaining guests, or a private relaxing respite.

Horses, or your animals of choice are greeted with the same quality surroundings. Two large four-board pastures, each with water give way to a four-stall, center aisle barn. The barn has a brick exterior and cinderblock walls, center aisle heat lamp, large sliding end doors, hot and cold water and a tack room. The stalls have electricity, corner feed bins, exterior windows and hay drop to stalls from the hay loft. There is an access road to the barn from Nivens Road that enables the farm-related traffic easy access without interrupting home privacy. In addition to a home for animals, the farm is an excellent location for a hobby farm.

539 Tirzah Road is a special home and a unique find that allows the bond between horse and human to continue in the best of surroundings. Established with owners that have been great stewards of the property, this estate is yours to enjoy and has the flexibility for your personal touch.

# Property Aerial

PID: 446-00-00-110 —16.7 Acres





# Property Features

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16.7 Acres

677' Road Frontage on Tirzah Road and 783' on Nivens Road

Gated Entrance

Stone Column and Stacked Stone Wall

Wrought Iron Gate — Solar Powered

Paved Oak Tree Lined Drive Between 4-Board Fenced Pastures

Separate Entrance to Barn from Nivens Road

Redbud Trees Line the Road in Front of Pastures

River Birch Trees

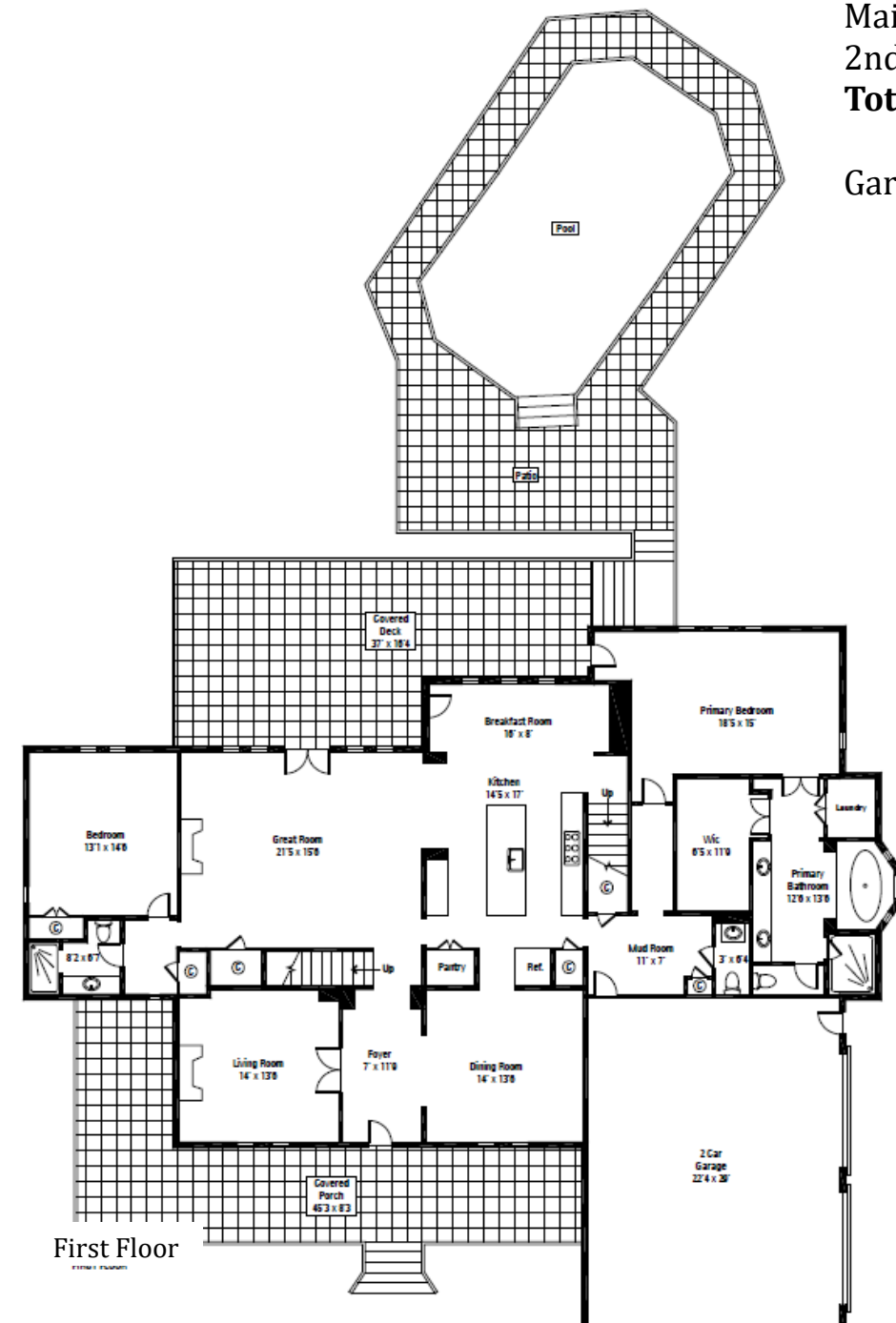
Magnolias

4.5 Acres of Woods

Creek

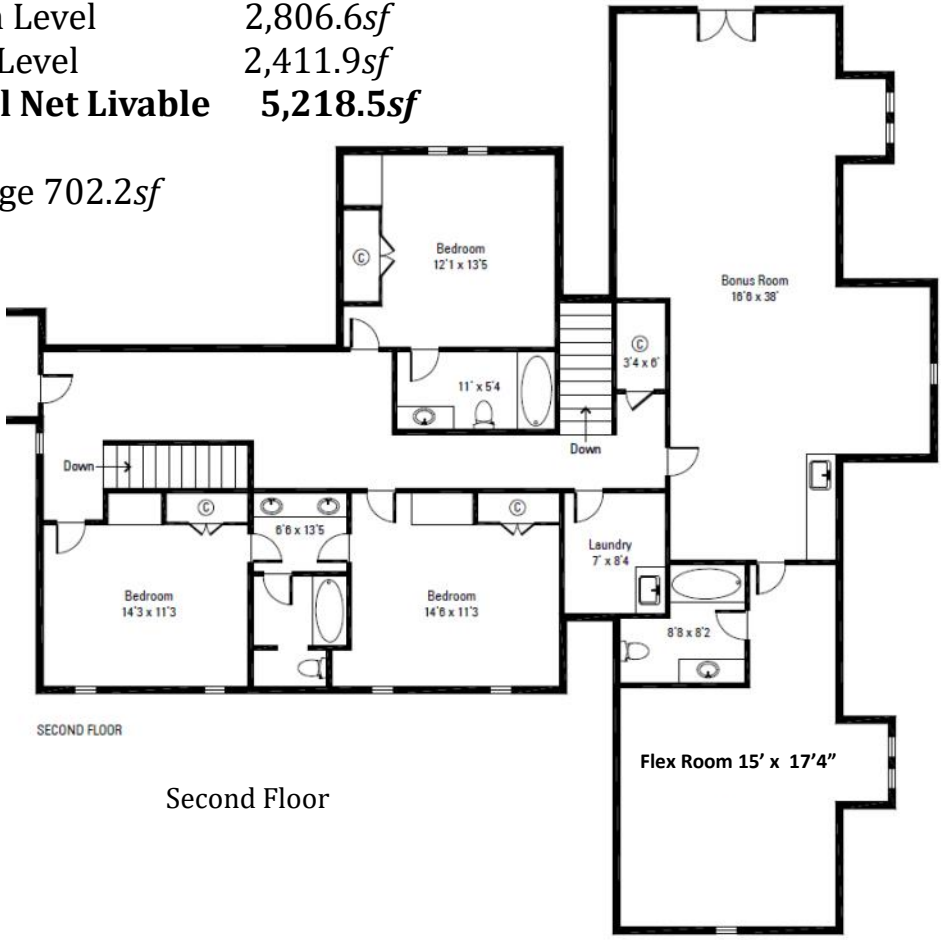


# House Floor Plan



Main Level 2,806.6sf  
2nd Level 2,411.9sf  
**Total Net Livable 5,218.5sf**

Garage 702.2sf



Second Floor



# Interior Features

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5,218 *sf*

5 Bedrooms/5.5 Bathrooms

Main Floor Split Bedroom Floor Plan

10' Ceilings

8' Doors

Arched Doorways

Accent Round Windows and Arched Transoms

Solid Wood Front Door w/Sidelights

Foyer w/Governors Paneling

Extensive Trim Work & Crown Molding

Brazilian Teak Hardwood Floors

Plantation Shutters

Speakers Main Level

Piano Room or Sitting Room w/Gas Fireplace

Governors Paneling

Bifold Glass Doors

Main Floor Half Bath

Primary Suite Laundry and 2<sup>nd</sup> Floor Laundry Rm

Hardwood Stair Risers to 2<sup>nd</sup> Floor Front Staircase

Back Staircase

Under Stairs Large Closets

Back Hallway Drop Area w/Coat Closet

Attic Storage



## Kitchen

Open to Great Room  
Custom Maple Cabinets  
Spice Cupboards  
Deep Drawers  
Granite Countertops  
Island w/Sink & Breakfast Bar  
Stone Tile Backsplash  
Stainless Steel Appliances  
GE Monogram Gas Range  
6-Burner  
Griddle  
Double Oven  
Pot Filler  
Custom Cabinetry Exhaust  
Hood  
GE Monogram 48" Refrigerator  
GE Microwave  
GE Dishwasher  
Pantry  
Breakfast Area w/Glass Door to Back Porch





## Dining Room

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Plantation Shutters

Governor's Paneling

Windows w/Arched Transom Window

## Two Story Great Room

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Oversized Wood Burning Fireplace

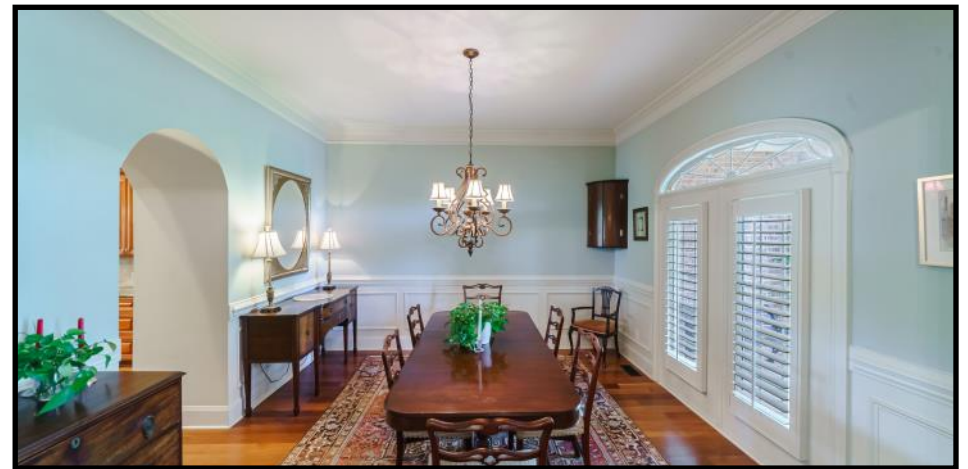
16<sup>th</sup> Century Mold Plaster Surround Mantle

Wall-of-Windows and French Doors Opening to Deck

Upper Windows w/Remote Controlled Blinds

2<sup>nd</sup> Floor Catwalk Overlooks Great Room

Ceiling Fans







## Primary Suite

### Main Floor Bedroom

Hardwood Floors  
Plantation Shutters  
Glass Door to Porch  
Ceiling Fan  
Walk-In Closet  
Laundry Closet w/Washer & Dryer

### Primary Bathroom

French Doors  
Dual Vanity w/Make-up Vanity  
Granite Countertop  
Moen Plumbing Fixtures  
Tile Floor  
Tile Surround Garden Tub w/Bay Window  
Tile Shower w/Frameless Glass Door  
Water Closet





## Main Floor Guest Suite

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### Bedroom

Hardwood Floor

Wall Closet w/Double Doors

Blinds

Ceiling Fan

### Bathroom

Tile Floor

Tiled Shower

Vanity w/Granite Countertop

## Piano Room/Sitting Room/Office

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Gas Fireplace

Governors Paneling

Bifold Glass Doors

Just off Foyer





## Second Level

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*3 Bedrooms*

*1 Suite w/Bathroom and 2 Bedrooms Share a Bath*

*Large Bonus Room*

*Large Flex Room w/Full Bath*

*Storage Room*

*Laundry Room*

### **Bonus Room w/Adjoining Flex Room and Full Bath**

Wet Bar w/Granite Countertop

Opening for Undercounter Fridge

Cathedral Ceiling

French Doors Open Juliet Outdoor Balcony

Bathroom

Tile Floor

Granite Countertop Vanity

Tile Shower

### **Second Floor Laundry Room**

Tile Floor

Cabinetry

Granite Countertop/Sink





## Second Level Guest Bedrooms

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### Guest 1

Carpet  
Ceiling Fan  
Wall Closet  
Built-In Desk and Shelves  
Private Bath  
Tile Floor  
Granite Countertop Vanity  
Bathtub/Shower Combination w/Tile Surround



### Guest 2

Carpet  
Ceiling Fan  
Plantation Shutters  
Built-In Desk w/Bookshelves  
Wall Closet w/Double Door

#### ***Shared Bathroom***

Dual Granite Top Vanity  
Tile Floor  
Tub/Shower Combination w/Tile Surround  
Water Closet



### Guest 3

Carpet  
Ceiling Fan  
Plantation Shutters  
Built-In Desk w/Bookshelves  
Wall Closet w/Double Doors





# Exterior Features

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Built 2006

Roof 2021 w/Gutter Guards and Metal Accents

Brick Exterior w/Brick Lattice Under Porch

Concrete Block Foundation w/2 Layers of Brick  
Including One Layer of Ogee Brick

English Charm w/Jasmine Accenting Porches and Garages  
Shutters

Side-Load 2-Car Garage w/Quiet Track Doors  
Sink in Garage

Wrap Around Front Porch  
Fans & Beadboard Ceiling  
Wrought Iron Railings  
Stamped Concrete

Large Covered Back Porch  
Gas Line for Grill  
Composite Decking  
Beadboard Ceiling w/Ceiling Fans

Circular Paved Drive and Concrete Drive and Parking Pad  
Concrete Sidewalk  
Fresh Water In-ground Pool w/Cleaner









# Farm Features

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2 Large 4-Board Pastures (5.25+/- acres and 3.40+/- acres)  
Each w/Concrete Water Trough Pad and Water Spigots

## **Four-Stall Center Aisle Barn**

Brick Exterior w/Cinderblock Walls

Concrete Center Aisle w/Heat Lamp

Insulated Ceiling

Large Swinging End Doors

Equipment Overhang

Hot and Cold Water

Concrete Exterior Wash Pad

Tack Room

Workshop Open Stall

4 Stalls

Sliding Stall Doors

Stalls w/Electricity

Corner Fed Bins

Exterior Windows

Blanket Bars

Box Fan Support Mounts

Walk-Up Hay Loft/Storage/Hay Drop to Stalls

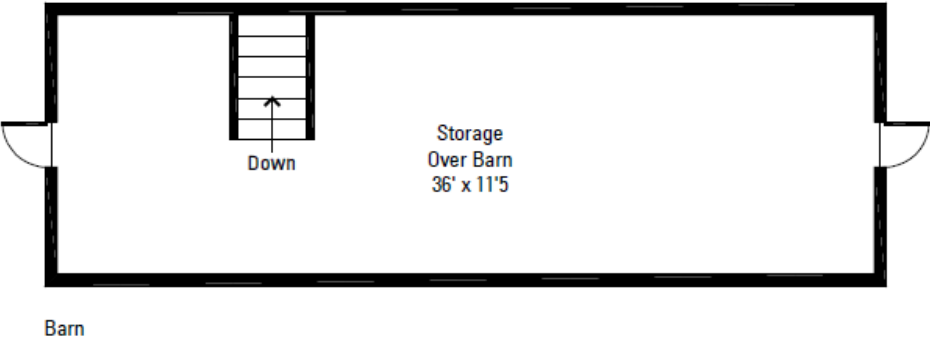
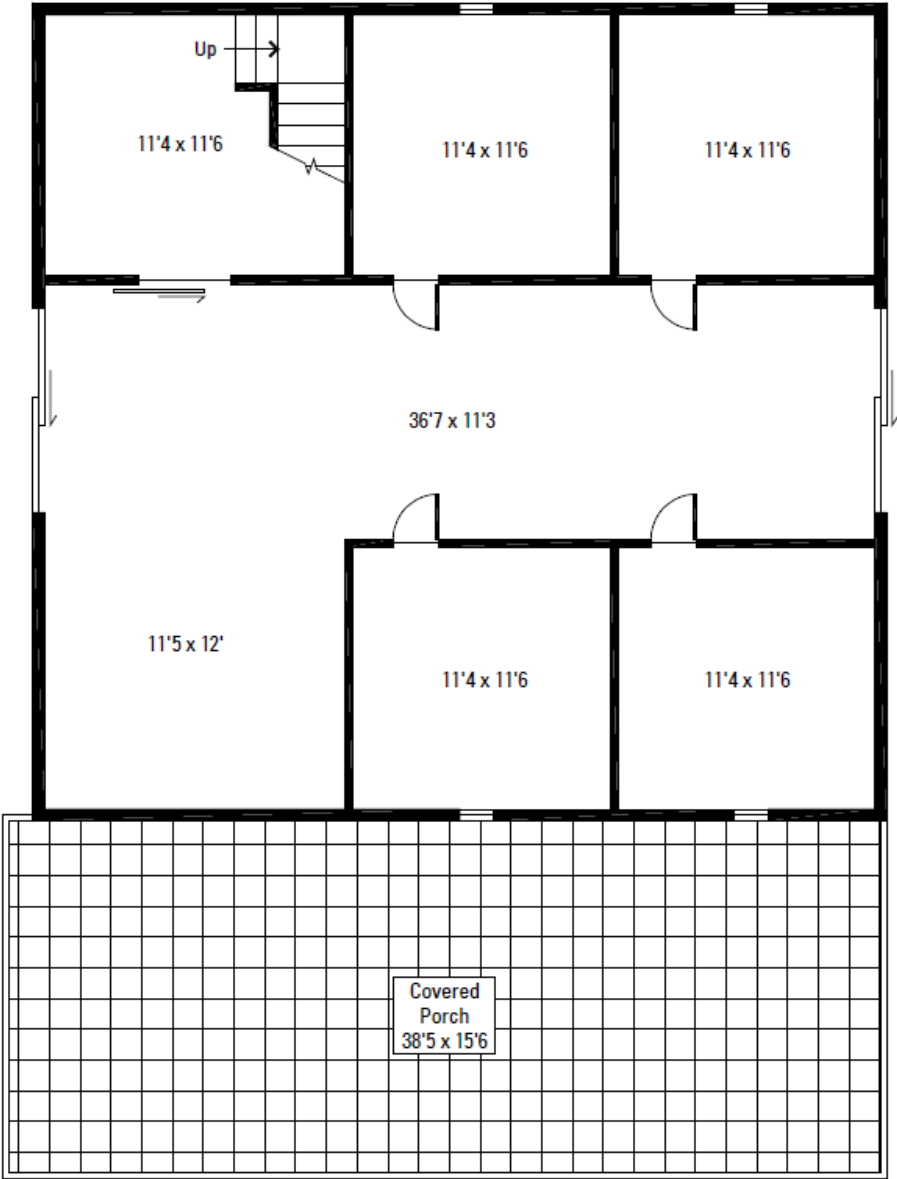








# Barn Floor Plan



Barn Main Level	1,341.1sf
2nd Level	422.2sf
<b>Total</b>	<b>1,763.2sf</b>



# Mechanicals

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Well 250' Deep

Septic

One Furnace Main Floor 2013

Two HVAC 2<sup>nd</sup> Floor 2023

Tankless Gas Water Heater

Natural Gas

Dehumidifier in Crawlspace

AT&T (*Comporium Fiberoptics Being Installed*)





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