



210 Beatty Farm Lane
Statesville, NC 28625

3 Bedrooms ♦ 2 Bathrooms ♦ 6 Stall Barn
Guest House ♦ Workshop ♦ 40.85 Acres



Breedlove
FARMS ★ ESTATES ★ LAND
POWERED BY
exp
REALTY

Jo Zarnoch
704-400-1701

horseloverjoz@breedlovecarolinas.com
www.breedlovefarmsestatesandland.com



210 Beatty Farm Lane

Statesville, NC

To envision this 40-acre sprawling horse farm, you might well think of your favorite Currier and Ives card with a home sitting on a slight knoll. This far-off the road farm (1/4 mile) from the state maintained road has a meandering private driveway to main house and second driveway to guest house. It is private, peaceful and perfect. Perfect in that it has a guest cottage, a Morton barn, and ample pastures.

The main home is a ranch with an A- frame architectural design facing the front pastures. This A-frame exterior is filled with large windows overlooking fall and winter views of the foothills of the Blue Ridge mountains. It is minutes to downtown Statesville and local shopping areas. Interstates 40 and 77 are equally accessible and the Charlotte Airport is only 45 minutes away.

This property is unique in that 6 acres surround the residences and the other 34 are immediately adjacent with accessibility via a gate near the barn or from the private lane off main driveway. This gives voluminous options for buyers seeking large acreage for horses, cattle or other domestic animals. The pastures behind the home are geared toward horses, with a run-in shed, 3 board high-tensil fencing and flat terrains. The Morton Barn has 6 stalls, roll out feeders, dutch-doors, sliding end doors with windows and a tin roof. It has a large overhang for storage.

There is a small cottage with one bedroom, living room, bath, kitchen and gas wall heater. This cottage is handicapped accessible. There is also an attached “garage” storage area behind the cottage which is perfect for lawn mowers and yard tools. In addition, the property has work/tool shed with built-ins. Ample parking is available at main home and cottage. Perfect for parking of trailers and equipment.

Looking for a retreat? Welcome mat is ready for you!

Aerial View

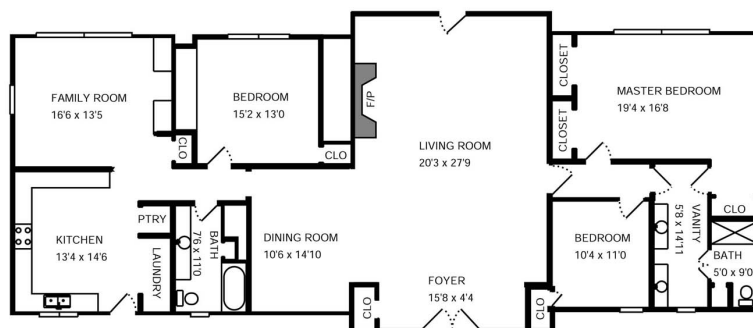


PID # 4737-75-7418 ~ 6 Acres

PID # 4737-76-6330 ~ 34.85 Acres

Total 40.85 Acres

Floor Plan



2,179 Sq ft.

Interior Features

Great Room with Vaulted Ceiling, Exposed Beams, Wall of Windows Overlooking 34 Front Acres, French Door Access to Rear Patio, Gracious Stone Wall with Wood Burning Stove & Wood Box

Kitchen with Custom Tile Backsplash, Double Wall Oven, Electric Cooktop, Pantry, Large Eat-In Area & Breakfast Bar

All Kitchen Appliances Convey

Formal Dining Room with Built-In China Cabinet

Den with Custom Built-Ins

Anderson Windows Throughout
Only 3 Years Old



Interior Features

Oversized Master Bedroom with
3 Spacious Closets & Wall
of Windows Overlooking
34 Front Acres

Master Bathroom with Dual Sink
Vanity & Shower/Tub Combo

2 Guest Bedrooms with Large Closets

1 Bedroom with Custom Built-In
Wardrobe

Guest Bathroom with Shower/Tub
Combo



Exterior Features

"A" Frame Ranch Style Home

Brick & Stone Exterior

50 Year Roof

Double Door Main Entry

Separate Entrance to Kitchen

Rear Circular Patio Overlooking
Horse Pastures

Circular Driveway with Parking
for Multiple Vehicles



Barn Features

Morton Barn

Wood & Concrete Center Aisle

6 Stalls with Sliding Doors,
Roll Out Feeders &
Dutch Doors with
Windows

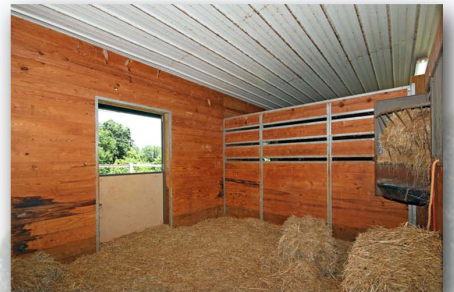
Water & Electricity

Sliding End Doors for Cross Breeze

Side Overhang for Storage

Tin Roof

Separate Utility Meter



Guest House

1 Bedroom ♦ 1 Bathroom
Living Room ♦ Kitchen

Handicap Accessible Ramp
& Separate Driveway

Garage Used for Equipment
Storage

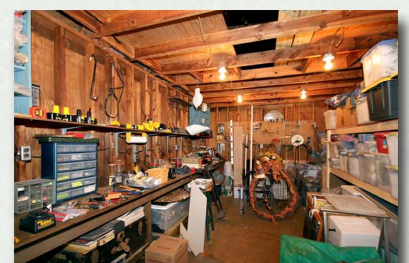
Separate Utility Meter



Outbuilding

Tool Shed with Electricity,
Work Bench & Shelving

Perfect for Workshop



Property Features

40+ Acres with 6 Acres Surrounding
the Residence & Outbuildings

Front Acreage Has No Climb
Fencing with Board on Top

Main Horse Pastures Have
3 Board & High Tensil
Fencing

Run-In Shed

Split Driveway to Main House
& Cottage

Mature Trees for Shade

Magnolias, Weeping Cherries &
Dogwoods

Peonies & Hydrangeas

Seasonal Mountain Views

