



*Breedlove*

FARMS | ESTATES | LAND

**3852 Country View Lane**  
Rock Hill, South Carolina 29730

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# Rock Hill Country Estate

## *An Unparalleled Multi-Home Estate*

This amazing 73.65-acre, private gated sanctuary, is located in the increasingly popular Rock Hill area of South Carolina. The estate is minutes from vibrant downtown Rock Hill, part of the Metrolina area and just south of Charlotte, NC; less than 1 hour from Charlotte Douglas International Airport, providing all the urban advantages desired. Hardwood forests are interspersed with hay fields, meadows, stocked pond and bordered by Stony Fork Creek and perimeter trails. A paradise for equestrians, country gentlemen & women farmers, extended family, or all the above. The estate features a William Poole designed custom home, barn w/luxury apartment, completely renovated/upgraded second home, storage/equipment buildings and green house, all blending into the natural surroundings. The 4,776sf main house overlooking the aerated 1± acre pond was built in 2015. It has main level living with a primary suite as well as a second floor primary suite, along with guest bedrooms, large family/entertainment room and bonus room. Built with a maintenance free concept, the home has Hardie-Board siding, aluminum clad Windsor windows, composite flooring on the front and rear porch with precast balusters and columns, brick lattice crawl space under each. An expansive front porch with gazebo welcomes you to an open concept home with Honduran wide plank pine floors throughout. Emtek hardware, Eudy custom cabinets, designer selected light fixtures, solid wood interior doors, extensive trim work, 10' main floor ceilings and transom windows over exterior doors are indicative of the quality and planning involved with this home. This mindfulness and quality are especially apparent in the kitchen; a bright space with an abundance of custom cabinets, stainless steel appliances including a Wolf gas cook top with custom built hood, 48" Sub-Zero French Door refrigerator with freezer, granite counter tops, island/breakfast counter and large informal dining area. The home's numerous windows provide light and a view to the pristine surroundings while the two large, covered porches provide comfortable and scenic outdoor living. The barn was designed and built with the same concern as the main house. Four stalls with mats, Amish dividers and stall fronts with yokes and feed doors, ceiling fans and automatic waterers open to a concrete center aisle while Dutch doors open to the exterior with overhang and dry lot. There is a large climate-controlled tack room with tile floor, laundry with sink, counter, and cabinetry. Sliding end doors with paver patio at each door and equipment storage overhang. The second level has a large functional workshop. However, the focal space is a custom designed 688sf apartment including bedroom suite with walk-in closet, living room and full kitchen. This striking space features suspended wood beams, large windows, interior barn doors and icynene insulation. A second residence is located on this distinctive estate; a circa 1965 ranch brick home that was completely renovated "to the studs" and updated in 2014. The 1,915sf home has 3 bedrooms (including a primary suite), 2 bathrooms, great room, kitchen with granite, stainless steel appliances, keeping room, 2 fireplaces and a 1-car garage. The home also has a screened porch and large covered paver pavilion. This is truly a one-of-a-kind property. Superlatives give way to the experience of witnessing this extraordinary estate.







Property Aerial PID # 509-00-00-003 73.56 Acres









# Property Features

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73.56 Acres — Perimeter Trail

Potential for a 2<sup>nd</sup> & 3<sup>rd</sup> Driveway Entrance

Stacked Stone Columns w/Lanterns at Electronic Gated Entrance (Gate w/Separate Meter)

37± Acres — Flat to Rolling Hay Fields/Pastures (Chemical Free w/Mature Hardwoods Interspersed Among Fields)

1± Acre Stocked Pond w/2 Aeration Systems (8'-9' Deep) Brim, Bass & Crappy

Bordered by Stony Fork Creek

Ancient/Majestic Swamp Chestnut Oak Trees

Janssen's Aluminum, Glass & Brick Greenhouse w/Attached Garden Shed (Compliments Home Design) — Power & H<sub>2</sub>O

Chicken Coop (Egg Laying Chickens Included)

Building Pad w/Water and Electric Ready to Build Equipment Building/Garage

Small Orchard

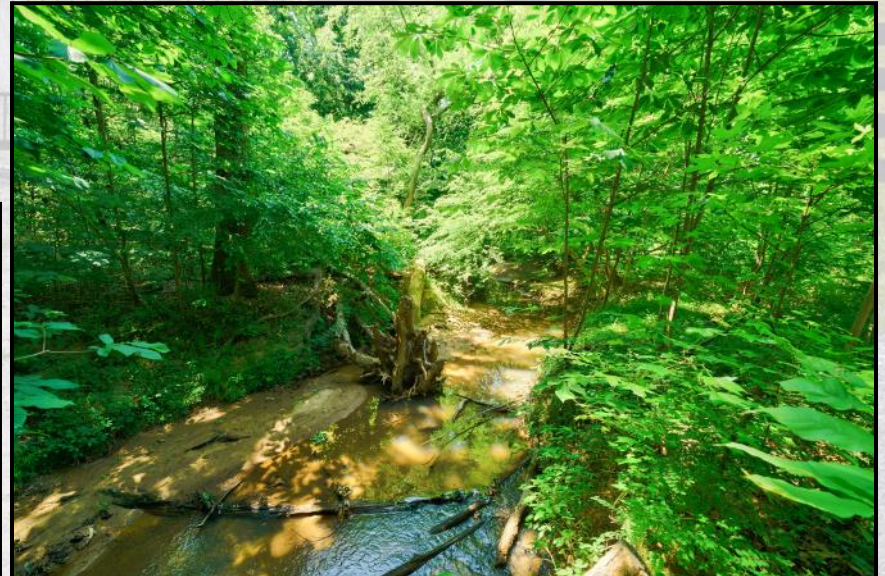
Muscadine and Blueberries

Peach & Pecan Trees

Garden Area w/Irrigation

Multiple Fig Trees

Multiple Frost-Free Water Spigots Around Farm





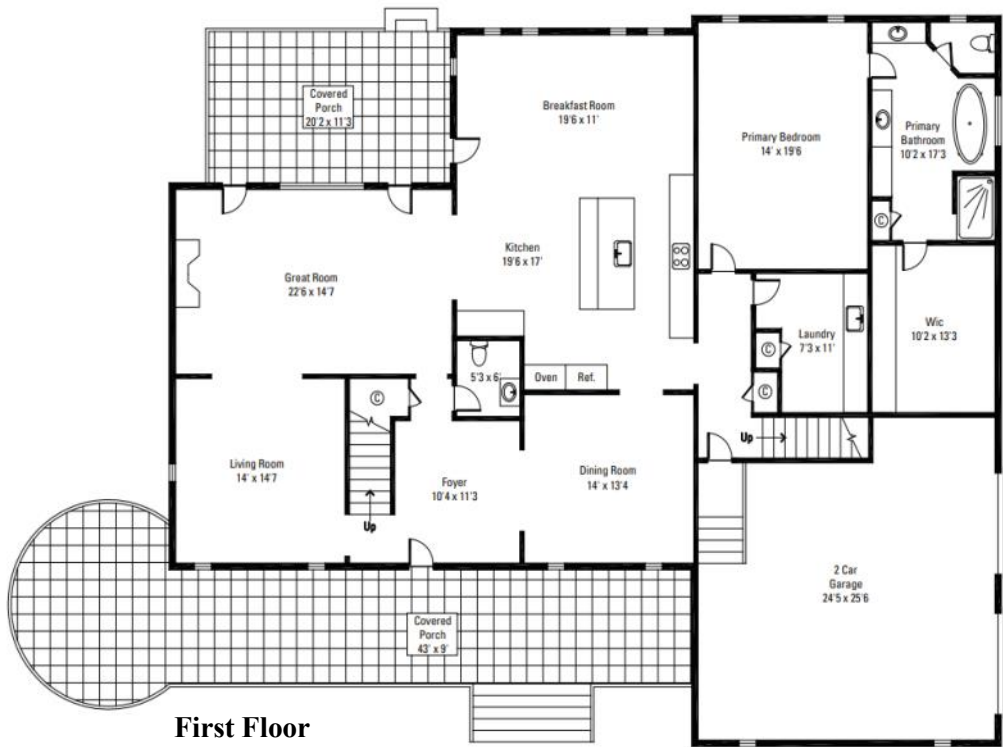
# Main House Floor Plan

**Total Heated Living Area    4,776 sf**

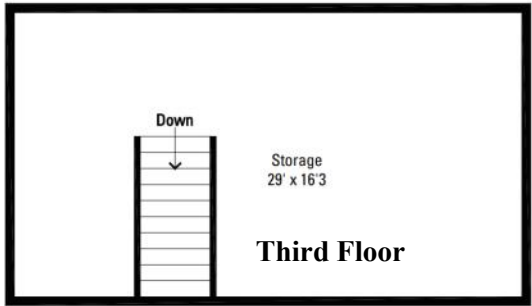
Main Floor                    2,438 sf

2nd Floor                    2,339 sf

*Unfinished 3<sup>rd</sup> Floor    473 sf*



**Second Floor**



**Third Floor**



# Exterior Features

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Architectural Shingle Roof

2-Car Side Load Garage

Maintenance Free Concept

Hardie-Board Siding (Painted 2021)

Lattice Designed Brick Crawl Space Under Porches

Large Front Porch w/Custom Gazebo (Maintenance Free  
Composite Flooring)

Bead Board Ceiling

Ceiling Fan

Covered Back Porch w/Ceiling Fans, Composite Flooring and  
Bead Board Ceiling

Brick/Concrete Crawl Space

Paver Sidewalk

Windsor Legend Windows w/Transoms ([https://  
www.windsorwindows.com/products/windows](https://www.windsorwindows.com/products/windows))

Custom Windows

World Concept Precast Balusters and Railings ([http://  
www.worldconcreteprecast.com/products.php?id=Balustrades](http://www.worldconcreteprecast.com/products.php?id=Balustrades))

Irrigation





# Interior Features

Custom Designed William Poole Home — Built 2015

4,776 sf — 4 Bedrooms 3.5 Bathrooms

Light Fixtures Individually Selected by Interior Designer

Emtek Blackhawk Hardware

Honduran Wide Plank Pine Floors

Custom Eudy Cabinets Throughout (<https://www.eudyscabinets.com/>)

Large 2-Story Foyer

Coat Closet

Governor's Paneling

Solid Mahogany Front Door w/Sidelights and Transom W

Transom Windows over Exterior Doors

10" Base Board

Extensive Trim Work; Crown Molding, Governor's Paneling

Main Floor 10' Ceilings

2<sup>nd</sup> Floor 9' Ceilings

Solid Wood 8' Doors Throughout

Main Floor Powder Bath w/ $\frac{3}{4}$  Wall of Bead Board

Wainscoting & Large Pedestal Sink

Laundry Room

Half Door Entry (for dogs)

Cabinetry

Honed Granite Counters

Sink

Cleaning Supply Closet with Solid Wood Shelves

Tile Floors

Pull-out Clothes Hanger

3<sup>rd</sup> Floor Walk-Up Attic Space w/Large Storage Space





## Kitchen

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Custom Cabinetry, Including Beaded Glass Display Cabinets  
Soft Return Cabinets w/Under Counter Lights  
Granite Counter Tops w/Island/Breakfast Counter  
Pantry Wall w/Pull Out Shelves  
Appliance Cabinet  
Commercial Grade Wolf Gas Range w/Custom Exhaust Hood  
Farmhouse Sink w/Water Filtration  
Sub-Zero Stainless Steel 48" French Door Refrigerator  
w/Freezer  
KitchenAid Stainless Steel Warming Drawer  
KitchenAid Dishwasher  
Large Breakfast/Dining Area  
Wall of Windows  
Reclaimed Wormy Chestnut Wood Beams  
Dutch Door Opening to Covered Back Porch



## Dining Room

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Governor's Paneling





# Great Room

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Great Room Open to Kitchen  
Custom Built-In Cabinets and Shelving  
Brick Gas/Wood Burning Fireplace  
Reclaimed Wormy Chestnut Mantle  
2 Sets of French Doors Opening to Back Porch

## Living/Music Room

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Open to Foyer & Great Room





## Primary Suite (Main Floor)

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Pine Hardwood Floors

Wall of Windows

10'2" x 13'3" Walk-In Closet w/Solid Wood Shelving

### ***Bathroom***

Two Quartz Vanities

Make-Up Vanity

Free Standing Soaking Tub w/Large Picture Window

Large Walk-In Tile and Frameless Shower w/Rain  
Head & Handheld

Water Closet





# Second Level

## 2<sup>nd</sup> Floor Primary Suite

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Hardwood Floors

Plantation Shutters

Large Walk-In Closet w/Solid Shelves

En-Suite Bathroom

2 Vanities w/Quartz Countertops

Tile Shower w/Rain Head & Handheld and Soaking Tub

Tile Flooring

Water Closet



## Family Room — Bonus Room

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Separate HVAC System

Access to Back Staircase

Bonus Room w/Attic Storage Access & 2 Ceiling Fans

Game Room w/Surround Sound

Built-In TV Cabinet/Bookcases

Window Seats w/Storage





# Second Level

## 2 Guest Bedrooms; Full Bathroom

### Guest One

Honduran Wide Plank Pine Floors

Walk-In Closet w/Solid Shelving

Ceiling Fan

***Direct Access to Shared Bathroom***

Tile Floor

Shower/Tub Combo w/Tile Surround

Dual Granite Vanity

Commode Separate From Vanity

### Guest Two

Honduran Wide Plank Pine Floors

2 Closets





# Outdoor Living

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43' x 10' Covered Front Porch w/Domed Gazebo  
Ceiling Fans  
Composite Flooring  
Wide Brick Staircase



20' x 12' Covered Back Porch  
Coffered Ceilings w/Beadboard Inlay  
Composite Flooring  
Ceiling Fans





# Second Residence

**Total Heated Living Area 1,915 sf**

3 Bedrooms/2 Bathrooms

Built 1965 — ***Completely Renovated to Studs 2014*** — New Wiring, Plumbing, Kitchen, Light Fixtures, Composite Windows, Refinished Hardwood Floors, Tile Floors in Wet Areas & Keeping Room

Interior Walls & Cabinets Freshly Painted (2020)

*Unheated Laundry Room*

## Exterior

Full Brick, Freshly Painted (2022)

Roof Age Unknown

1-Car Garage

Back Covered Pavilion w/Paver Patio

Storage Building & Old Barn Suitable for Storage





# Second Residence

## Living Spaces

**Living Room** w/Brick Gas/Wood Fireplace

**Keeping Room** w/Second Fireplace

**Kitchen** (Open to Keeping Room)

Granite Countertops

Custom Cabinetry w/Soft Returns

Stainless Steel Appliances

New 5 Burner Gas Cook Top

Dishwasher

Wall Oven

Microwave

Refrigerator

Breakfast Counter

**Primary Bedroom Suite**

Hardwood Floors

Ceiling Fan

Two Wall Closets w/Shelving & Drawers

En-suite Bathroom

Tile Floor

Granite Countertops

Tile & Frameless Shower

## Guest Bedrooms

Hardwood Floors

Wall Closets w/Shelving

Ceiling Fans

## Guest Bathroom

Tile Floor

Granite Countertop

Tub/Shower Combo  
w/Tile Surround





# Accessory Buildings

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## Dog Kennel

Large Custom “Dog Home”

Concrete Floor

Siding Matches Main House

Covered Porch w/Concrete Floor

¼ Acre Fenced Exercise Space



## Green House

Janssen's Aluminum, Glass & Brick Greenhouse w/Attached Garden Shed (Compliments Home Design) — Power & H<sub>2</sub>O

## Chicken Coop

Chickens & Eggs Convey





# Equestrian Features

## Barn

49' x 48.5' (2,376.5 sf)

Metal Siding

Septic Tank w/Leach Field Tied to House Field

Metal Roof w/Cupola

4 Stalls w/Amish Dividers/Stall Fronts w/Yokes & Feed Doors

Dutch Doors to the Exterior

Nelson Auto Waterers

Stall Mats

Ceiling Fans

Access to Dry Lot & Overhang

Large Main Floor Storage Area

Concrete Center Aisle

Sliding End Aluminum and Glass Doors

Tack Room w/Tile Floor

Laundry Washer/Dryer

Stainless Steel Commercial Sink/Counter

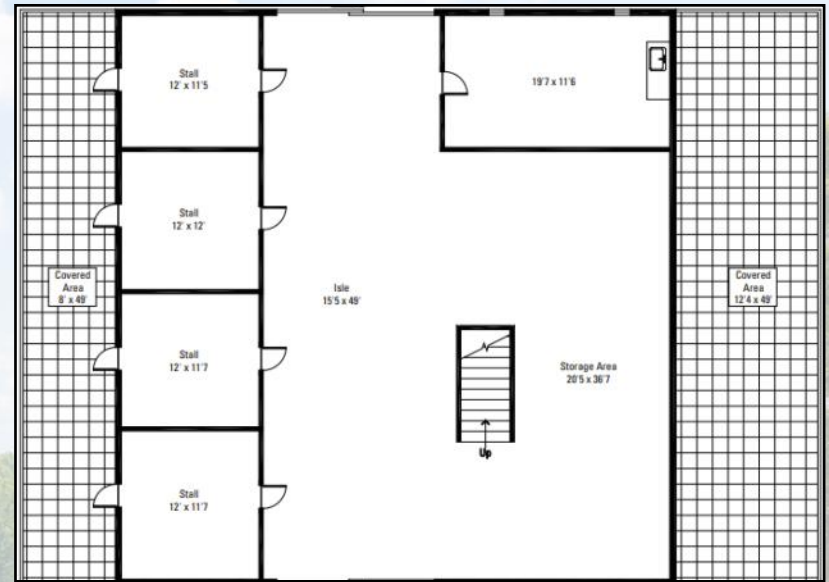
Cabinetry

2<sup>nd</sup> Floor Workshop w/Closet

Paver Patio Apron in Front of End Doors

Equipment Storage Overhang

Outdoor Concrete Wash Stall





# Equestrian Features

## Barn Loft Apartment (3 Years New)

688 sf

Solid Wood Entry Door w/Observation Window

Tile Floors

Windsor Windows

Icynene Insulation

HVAC System

Water Booster Pump

### ***Kitchen***

Stainless Steel Apt Size Appliances

Dishwasher

KitchenAid Refrigerator

Gas Range

Microwave

Granite Countertops

Island/Breakfast Bar

Pantry

### ***Bedroom (Open to Kitchen)***

Suspended Wood Beams

Ceiling Fan

Walk-In Closet w/Shelving

### ***Bathroom***

Barn Doors

Tile Floor

Granite Countertops

Tile Shower





# Mechanicals

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Average Power Bills \$350/Month  
Generac Generator (Powers Main Floor)  
Central Vacuum System  
Tankless Hot H<sub>2</sub>O Heater  
Sealed Crawl Space  
Icynene Spray Foam Insulation  
Reinforced Concrete Foundation  
Floor Joist 12" Spacing  
2 Natural Gas Furnaces  
Hydrogen Peroxide Water Filtration & Softener System  
Central Air  
3 HVAC Systems  
    Main Floor  
    2<sup>nd</sup> Floor Primary Suite & Guest Bedrooms  
    2<sup>nd</sup> Floor Bonus Room & Game Room  
2 Well's (Main Residence & Secondary Residence)  
Power & Internet Lines All Buried  
Comporium High Speed Internet

# Location

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45 Minutes to South Park  
45 Minutes to Charlotte Douglas International Airport  
15 Minutes to Historic York  
10 Minutes to Earth Fare and Downtown Rock Hill









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Premier

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