



Breedlove

FARMS | ESTATES | LAND

Blue Sky Ranch
1268 Cedar Pines Lake Road
Lancaster, South Carolina 29720

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Premier | **Sotheby's**
INTERNATIONAL REALTY



Blue Sky Ranch

The Carolinas have numerous attractive country estates, none more stunning than Blue Sky Ranch located on Cedar Pines Lake Road in Lancaster, SC. The owners collaborated with Mother Nature to create a 15-acre one-of-a-kind equestrian estate. Lush green board fenced pastures intermixed with stands of mature hardwoods provide a serene setting. A large, covered porch welcomes you to this Colonial style estate home. The home was restored with love and thought in 2005; “taken down to the studs”, the home received a complete renovation. This 4,950 *sf* home has 3 levels and special attention was given to the primary living spaces. The large kitchen has all the conveniences expected of an epicurean kitchen and opens to the living room and dining room, offering a comfortable living and entertainment space. Indoor/outdoor living is encouraged with a covered front porch, private owner’s porch and two patio areas. The main level primary suite has a wet & dry sauna, fireplace and large walk-in closet. Two guest bedrooms, an ensuite bedroom and generous office are located on the 2nd floor. The walk-out basement is ideal for a 2nd living quarters with a full bath, media area, flex space, wine cellar and an abundance of climate controlled storage space. The barns and outbuildings and farm features match the home in quality and efficiency. With a state-of-the-art 5-stall horse barn, riding arena, run-in shelter, 3 fenced pastures w/ water, 1-3 adjustable dry lots, feed barn, hay barn and equipment storage barn w/RV or trailer hook-up, the farm is as efficient as it is beautiful. But even with all the planning, dreaming and work, the natural beauty of this farm overwhelms anything man could do. Clearly that beauty has been enhanced. From the instant you enter the gates at Blue Sky Ranch, you are transported to a better place. A place where nature and man has created something special.



Property Aerial



Lines per the GiS PID: 0063-00-030.00 —15 Acres

Property Features

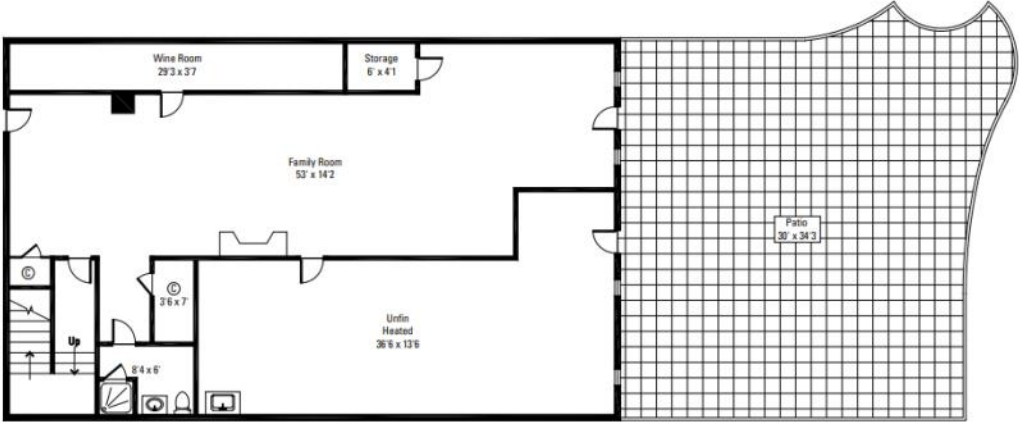
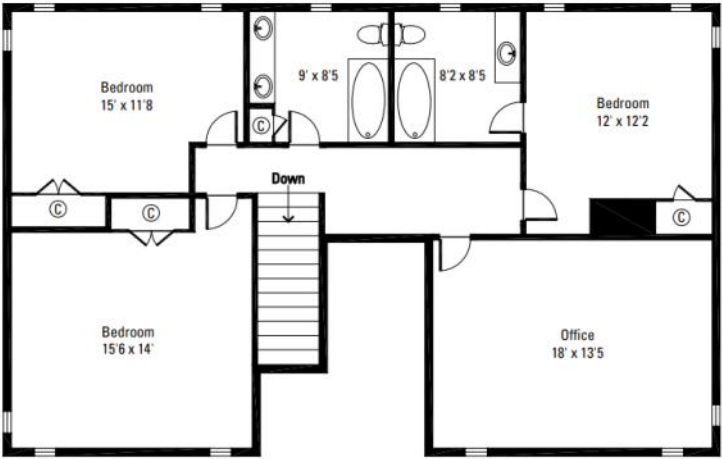
15 Acres (*Agricultural Tax Deferment Program*)
Powered Decorative Gated Entrance (*Refurbished
& Powder Coated in 2018*)
Manicured Grounds w/Irrigation From Well
Strawberry Patch w/Block Surround
Fire Pit w/Block Surround
Flower & Strawberry Beds
Mix of Lush Board Fenced Pastures and Trees
Pastures Currently Being Cut for Hay (300+ bales/yr.)
Ample Trailer Parking & Turn-Around Space
Dog Kennel
Board & No Climb Fencing Surrounds Home for Pets
Private Setting — Home Sits Back From Road,
Nestled Under Hardwoods





House Floor Plan

Main Level	2,513 sf	Basement
2nd Level	1,294 sf	<i>Unfinished/Heated 607 sf</i>
Basement	1,143 sf	<i>Finished /Unheated 142 sf</i>
Total Net Livable	4,950 sf	<i>Garage 494 sf</i>
		<i>Sunroom Unheated 187 sf</i>



Interior Features

Built 1965 (*Insured as a 2005 Home — “Taken Down to the Studs”*)

4 Bedrooms — 4 Full & 2 Half Bathrooms

4,950 *sf* HLA

936 *sf* Unfinished and/or Unheated
(*Basement/Sunroom*)

Tile floors in Bathrooms & Basement

Two-Story Foyer w/Crystal Chandelier

White Oak Hardwood Floors w/Cherry Inlay on Main Level & 2nd Floor

Solid Wood Front Door w/Lead Glass Sidelights

Staircase w/Hardwood Risers & Carpet Runner

Loft Area

2nd Floor Guest Rooms & Office

Laundry Room

Tile Floor, Cabinetry,

Utility Sink & Half Bath

Basement Wine Cellar

3 Fireplaces

Recessed Lighting

Ceiling Fans

Cellular Shades in Bedrooms — Top Down or
Bottom Up

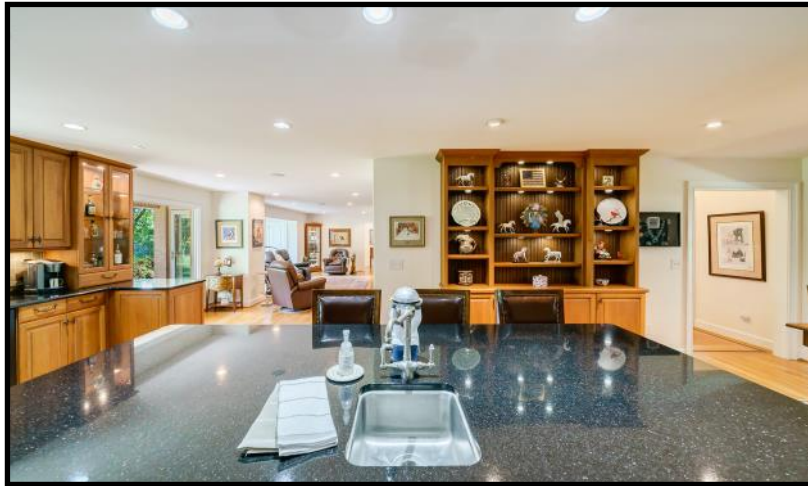
Many Rooms w/Custom Valances

Rohl & Kohler High-End Plumbing Fixtures

Copper Plumbing

2 Insulated Attic Pulldowns





Kitchen

Oversized w/Custom Cabinets

Granite Countertops

Tile Backsplash

Undercounter Lights

Large Center Island w/Prep Sink & Breakfast Bar

Breakfast Area w/Built-In Hutch

Large Walk-In Pantry and Wall Pantry w/Pull-Out Shelves

Dacor 6-Burner Gas Cooktop w/Vent A Hood (2022)

Dacor Double Wall Oven (See Disclosure)

Dacor Warming Drawer

Bosch Dishwasher (2019)

GE Microwave

KitchenAid Side-by-Side Refrigerator

Glass Display Cabinet

Double Sink w/Picture Window Overlooking Grounds & Barn

Filtered Water Spigot



Dining Room

Solid Columns w/Half Walls at Entry
Chandelier

Living Room

Side Door w/Storm Door Accessing Covered Patio Area
Wall-of-Windows Overlooking Grounds & Barn
Brick Gas Burning Fireplace w/Granite Hearth
(Can Convert to Woodburning)
Large Picture Window/Sitting Area Between
Kitchen & Living Room





Primary Suite

Primary Bedroom

Hardwood Floors

Cathedral Ceiling

Ceiling Fan

Private Patio w/Large Windows & Glass Door

Gas Fireplace w/Granite Surround

Window Treatments/Valances

Walk-In Closet w/Custom Shelving & Cabinetry

Primary Bathroom

Tile Floor

Oversized Garden Tub w/Picture Window

Built-In Heated Towel Rack

Two Vanities w/Granite Countertops

Built-In Finlandia Dry & Wet Sauna

Water Closet

Walk-In Tile & Glass Shower w/Rain Head & Handheld



Second Level

2 Guest Bedrooms/Bathroom/Ensuite Bedroom/Loft Office

Guest Bedrooms w/Fans, Closets w/Shelving/Valances

Guest Bathroom w/Tile Floor

Granite Top Double Vanity

Tub/Shower Combination w/Tile Surround

Linen Closet

3rd EnSuite Guest Bedroom w/Fan

Closet w/Shelving

Bathroom w/Tile Floor

Tub/Shower Combo w/Tile Surround

Granite Countertop Vanity

Oversized Office w/Opening Overlooking Foyer, Ceiling Fan



Basement Level

Ideal for 2nd Living Qtrs.

Walk-Out Patio Doors From Finished Area and
Storage/Workshop Area

Large Unfinished/Heated Space
Storage/Utility-Workshop/Hobby Room

Wine Cellar/Escape Room Holds 300+ Bottles

Full Bath w/Pedestal Sink & Shower

Game/Hobby Closet

Exercise Area

Family Room w/Theater Set-Up

Ceiling Mount Projector

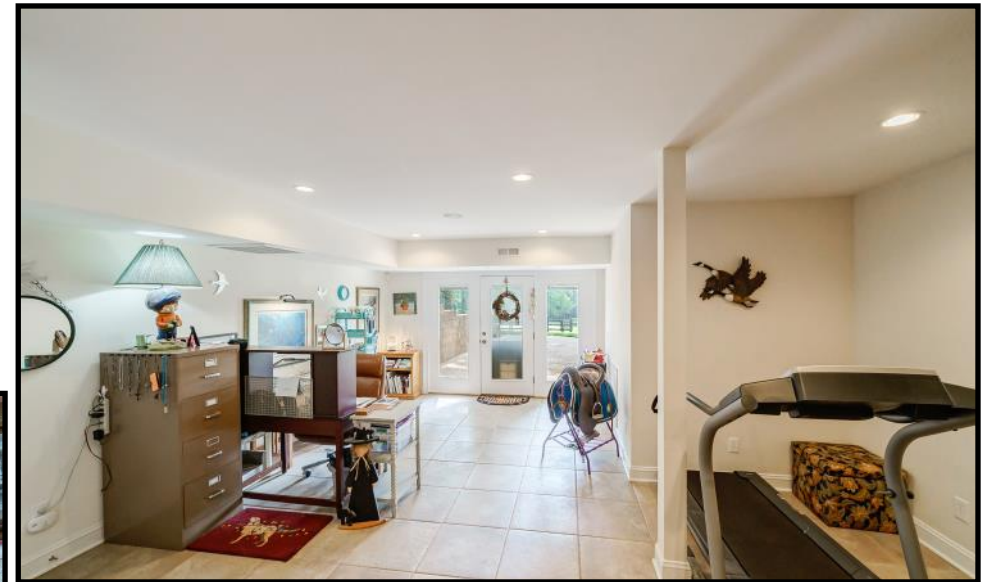
Big Screen, Subwoofer & Surround Sound

Large Off-Season Clothes Walk-In Closet

Brick Gas Fireplace w/Granite Hearth

(Can be converted to Wood)

Ample Room to create a 2nd Kitchen



Exterior Features

Colonial Style Estate Home

Brick Exterior w/Small Section of Vinyl

Brick Foundation

Side Load 2-Car Garage w/Concrete Parking Pad

Mudroom w/Portable Heater & Air Conditioner

Broken Tile Floor

Refrigerator

Shutters

Stamped Concrete Covered Rocking Chair Front Porch (2023)

Concrete Mix Columns

Roof (*Ice & Water Shield/Owens Corning Duration Shingles
w/Transferable Limited Lifetime Warranty — 2019*)

6" Gutters w/Leaf Guard & Downspouts (2005)

Downspouts Underground Drains

Anderson Thermopane Windows (2005)

Covered Patio Area off Mud Room & Living Room

Private Patio off Primary Suite

Large Lower-Level Patio (2005)

Home Irrigation System





Farm Features

3 Fenced Pastures/Hay Fields (*Board*)

All Pastures w/Frost-Free Water Hydrants

Mare & Foal Pasture Board w/No Climb Fencing

5-Stall Barn

12' x 24' Run-In Shelter w/Mats Over Gravel & Water Spigot

50' x 150' Arena

12' x 12' Feed Barn w/Power & Lights

Equipment/RV Barn and Workshop & 2019 Metal Hay Barn

1-3 Adjustable Dry Lots w/Light Foot Equine Surface

Footing & Drainage System — No Water or Mud Issues



5-Stall Horse Barn

Monitor Roof Style w/Anderson Thermopane Windows & 5 Skylights

6" Gutters & Down Spouts Piped Underground

3 Cupolas

Insulated Exterior Walls & Climate Controlled Walls

Exterior Lighting

12' x 12' Stalls (*One Adjustable for Foaling Stall*)

Barn Ware Metal Stall Fronts w/Yokes

2' x 6" Tongue and Groove Walls w/Metal Bar Top

Half of Interior Walls Allowing Horses to See Each Other
and Offering Better Ventilation

Stall Mats Over 6"-8" Gravel w/Honeycomb Grates w/Pea Gravel

French Drains

Dutch Doors to Dry Lots (*Each Could Have a Dry Lot pad dock*)

Fans

Tack Room Climate Controlled HVAC System (2019)

Sink w/Garbage Disposal

Maple Cabinets

Washer/Dryer

Refrigerator

Storage

Ceiling Fan & Sky Light

Horse Blanket and Pad Hanging Racks

Full Bath Climate Controlled (*Septic System for Barn*)

Tile Floor

Pedestal Sink

Shower

Climate Controlled Lounge

Observation Window

Tile Floor

2" x 6" Stained Tongue & Groove Walls

Ceiling Fan

Wash Stall w/Hot & Cold H₂O, Utility Sink &

Sliding Exterior Doors

13.5' x 11.7' Work/Staging Area w/Exterior
Door

Barn Heater for Foaling Stall & Wash Stall

2 Exterior Sets of Cross Ties/Wash Stalls

Hot Water Heater (2016)

Fly Mist System

Concrete Center Aisle and Concrete Apron
Around Barn

Sliding End Doors

Barn Exhaust Fan

Covered Patio

Stain Plywood Interior Walls

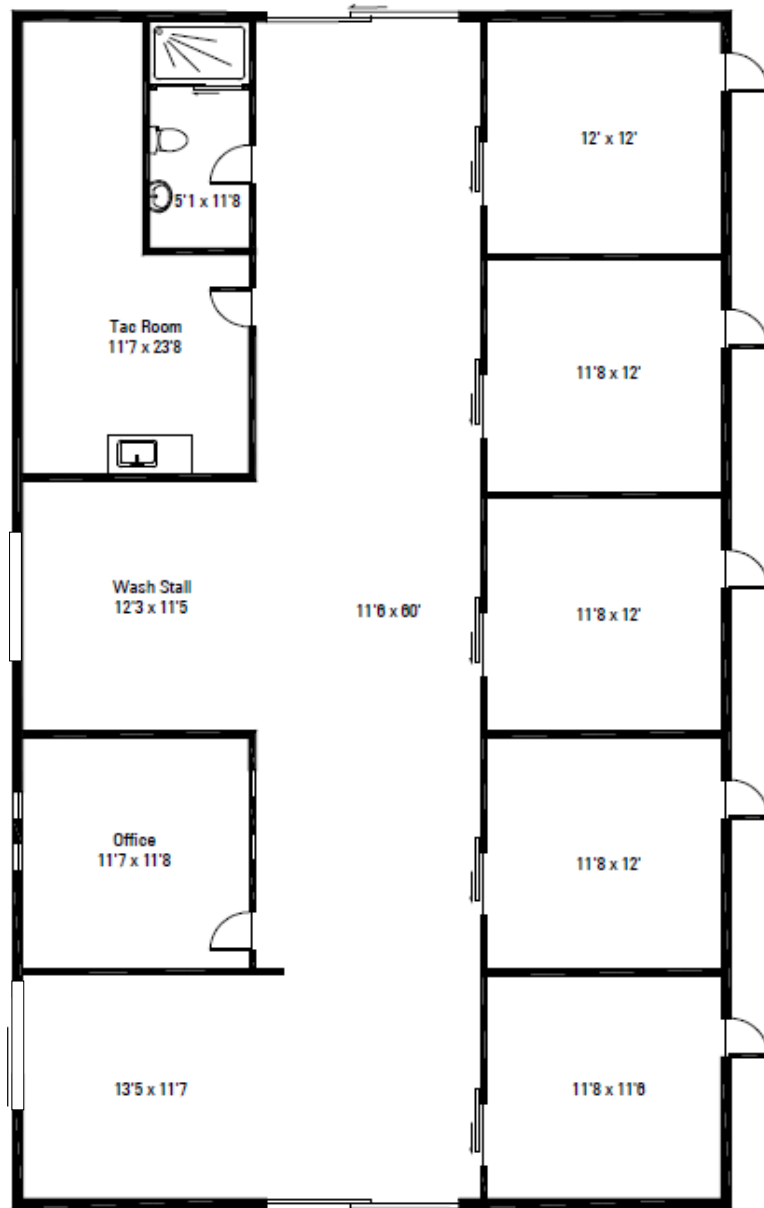
Caged Lights

Full 50 Amp RV Hook-Up w/Sewer & Water



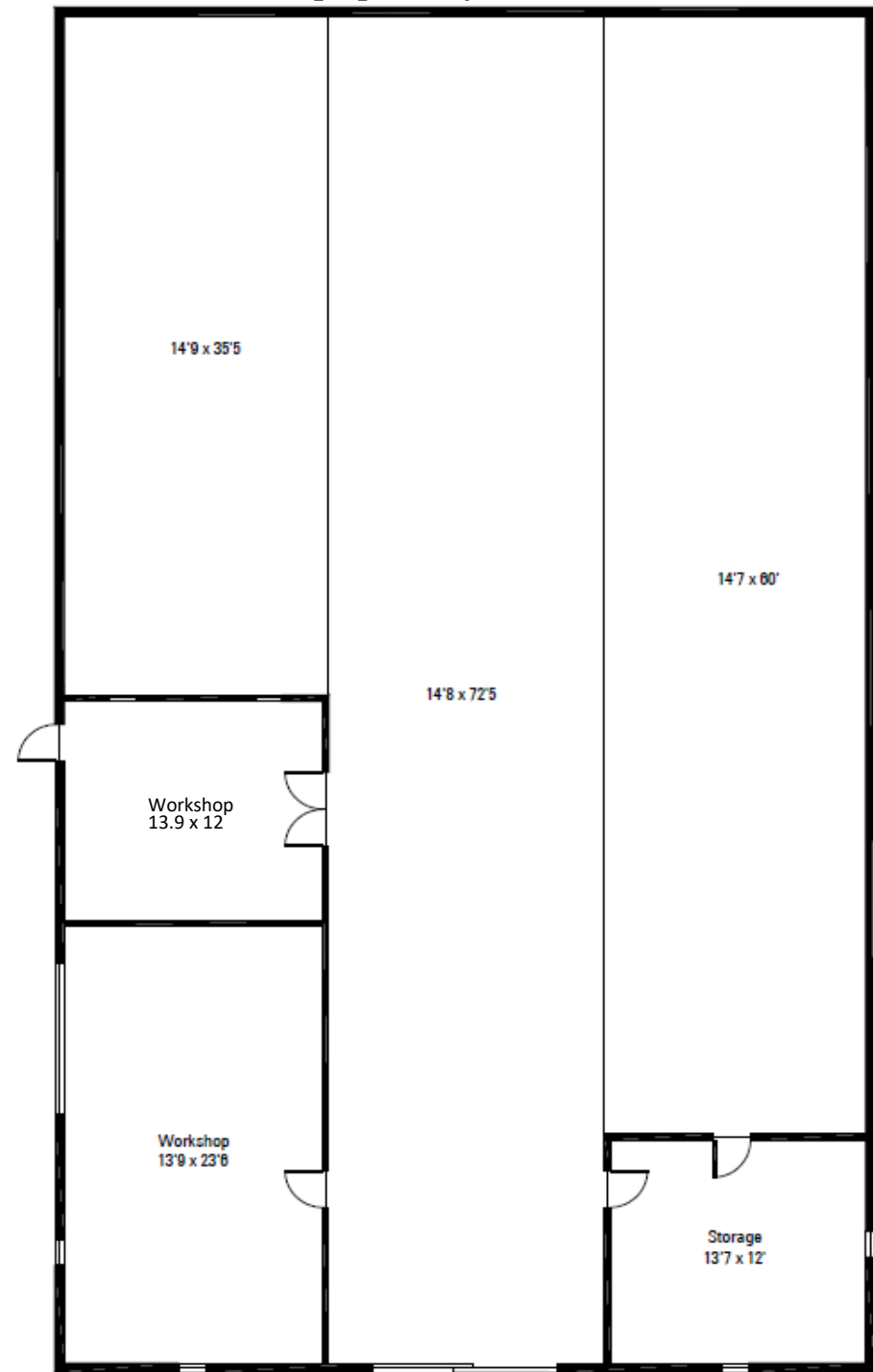
Barn Floor Plans

5-Stall Horse Barn



HORSE BARN

Equipment/RV Barn







Equipment/RV Barn & Hay Barn

Equipment/RV 72' x 44' Barn (*Renovated 2010*)

Water and Electric — 30 Amp Electric Connection for RV or Horse Trailer

Freshly Painted (*2023*)

Sliding 12' H x 14'9" Wide End Door at Front of Barn

Ideal for Trailer/RV Parking

Equipment Storage (*8 Bays*)

Overhead Storage

13' x 12' Storage Room w/Wood Flooring

14' x 23.5' Equipment/Workshop w/Overhead Door & Concrete Floor

14' x 12' Storage Room w/Rubber Mats
(*Used for Shavings Storage*)

36' x 38' Metal Hay Barn (*Built 2019*)

8"x 8" x 20' Solid Support Framing

Posts Set in Concrete

Clear Span Trussed Roof w/Cupola Ventilation

(2) Sets of End Doors — (2) 9' x 13' Double Sliding Doors

Back Wall w/(2) 6.5' x 12' Double Sliding Doors

Gravel Floor and Gravel Surround

(3) 12' Bays w/6.5' x 12' Double Sliding Doors on Double Tracks



Mechanicals

All Plumbing/Electrical Updated 2005 w/Renovation

Home Speaker Systems Throughout w/Room Controls

Comporium Fiberoptics

County Water House & Barn

Well For Irrigation

Natural Gas

Copper Plumbing

Recirculation Pump

Main & Basement Furnace System w/Humidifier & Air
Scrubber 2020

HVAC System 2nd Floor 2019

80 Gallon Gas Water Heater 2016

(2) 200 Amp Breaker Panels

Septic 2005 w/Separate System for Barn

Full-House Surge Protector on Home & Barn

Well for Irrigation

Security System Monitors Burglar, Smoke, Fire, Carbon
Dioxide & Radon



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