



***Shady Hill Farm***  
**1765 Salem Church Road**  
Lincolnton, North Carolina 28092

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Premier

**Sotheby's**  
INTERNATIONAL REALTY

*Photos From Previous Sale*  
*Minimal Changes*








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# **Shady Hill Farm**

## **1765 Salem Church Road**

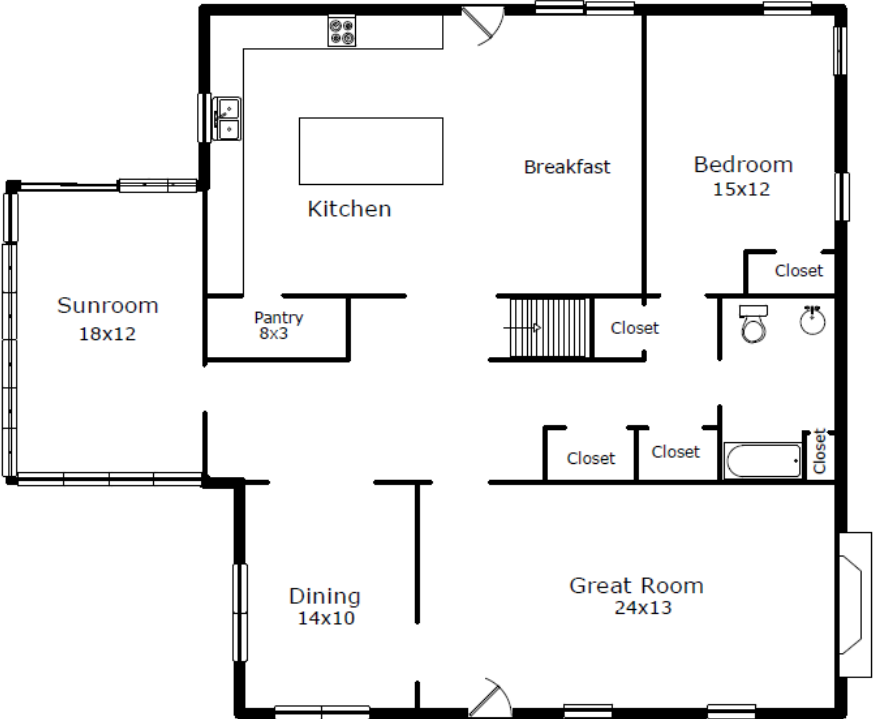
*Travel South from Lincolnton, NC down a peaceful country road bordered by farmland and you will find Shady Hill Farm. There are many adjectives that describe this 4 plus acre farm; quaint, cheery, serene, inviting, and charming are just a few. But after a short visit only one word best describes this enclave...home. Set among large hardwoods on a knoll, surrounded by fencing, the private gated entrance beckons you home. Little is left of the log home that was originally built on this site in 1940. In their complete renovation, the previous owners preserved a section of one log wall in a backlit shadow frame as evidence of the home's history. The 2,953 square foot home, with 4 bedrooms and 3 bathrooms is a testament to good planning and quality workmanship. Enter the solid wood and leaded glass front door and step into the large, warm great room with fireplace, governor's paneling, tray ceiling with lighting; an incredibly relaxing room adjoining a formal dining room designed for all those special meals. As warm and inviting as those two rooms are, move through the center hallway to the heart of the home, the kitchen and in-kitchen dining area. Plenty of room in the kitchen dining space to start the day or for family gatherings. Renovated in 2010, the kitchen features a tile floor with art deco tiles, Milner Design cabinets (including a built-in buffet) with granite countertops, all stainless steel appliances to include a French Door/freezer drawer refrigerator, gas range with exhaust hood, wall oven and a warming drawer w/ steam, dishwasher and convection microwave. A large breakfast bar island offers the ideal spot to gather during meal preparation or for snacks. Custom lighting and plantation shuttered windows bring this space to life. From this hub there is easy access to the back yard or the adjoining sunroom and deck. Completing the ground level is a sizeable bedroom/office and full tiled bath with a cast iron tub, tile surround and glass enclosure and a custom furniture vanity with granite countertop. From the center hallway, stairs lead to the second floor with the primary bedroom and bath and two guest bedrooms with a full bath. The primary bedroom features hardwood floors, crown molding and ceiling fan and lights and the bath offers a dual vanity, tile floor, custom cabinets with granite, and a frameless tile shower. This home is planned for indoor/outdoor living and one is comfortable moving between the two. Outdoor living includes a hot tub & large pool w/ deck and gazebo. Shady Hill Farm is an animal lover's dream with plenty of space for all your pets. If your preference is horses there is a 5-stall barn with tack room, 3 run-in sheds, vinyl fenced pastures, hay building and a lighted riding arena. A detached hobby house/office has been finished and cooled. There is also a chicken house and plenty of space fenced and cross fenced for multiple animals. 1765 Salem Church Road, just south of Lincolnton, by the side of the road, a special place to call home.*



**PID # 23689**  
**4.07 Acres**

This is an aerial photograph of a 4.07-acre property, identified by PID # 23689. The property is outlined in red and contains a house with a green roof and a red roof section. There are several trees and a driveway. The property is situated next to a road and a large field.

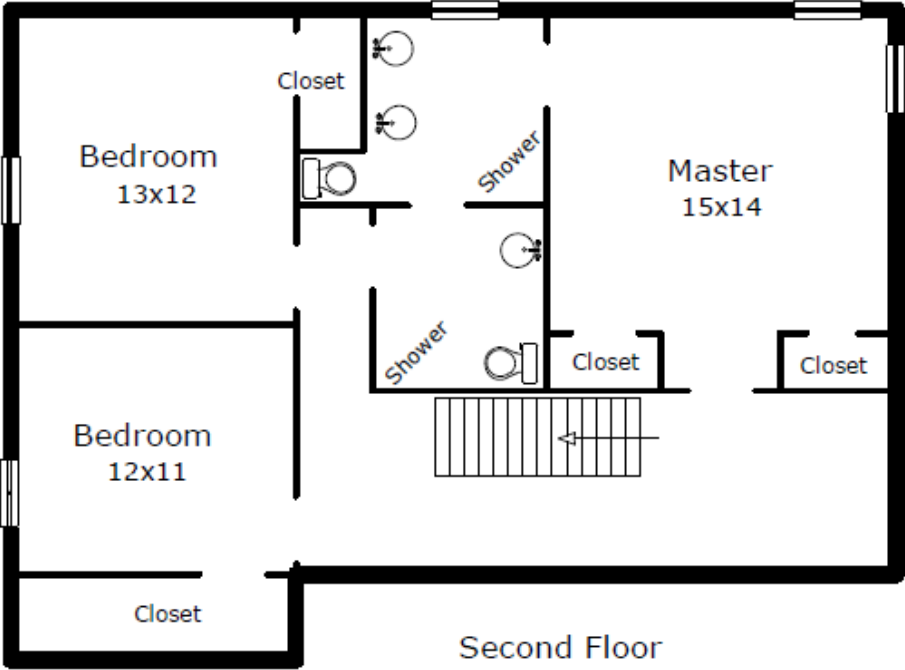
# Floor Plans



First Floor  
1909.1 sf  
Total 2953

First Floor	1,909.1 Sq Ft
Second Floor	1,043.7 Sq Ft
<b>TOTAL</b>	<b>2,952.8 Sq Ft</b>

5 Stall Barn	30' x 30'
Detached Garage	40' x 24'
Hobby House/Office	16' x 12'
Carport	20' x 12'
Several Other Buildings	



Second Floor  
1043.7 sf



## Exterior Features

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Stone and Vinyl Siding

Metal Roof

New Side Deck w/Hot Tub

Custom Built Entrance Gate, Stone Columns w/Lights

Paved Driveway

Rocking Chair Front Porch

Stone Pathways

Mature Hardwood Trees

Reclaimed Lamp Posts from Mill

Old Fashioned Stone Well

20' x 40' Pool w/Extensive Decking & Gazebo

Play Set

16' x 12' Finished Hobby House or Office with A/C





# Interior Features

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2,953 Sq Ft

4 Bedrooms/3 Bathroom

Built 1940 (Original Log Home)

Completely Renovated

1986 Electrical & Plumbing

Solid Wood and Lead Glass Front Door

Sunlife Sunroom

Tile Floor, Arched Ceiling

Separate Heat & Air

Main Floor Laundry

2<sup>nd</sup> Floor Landing

9' Ceilings Main Floor

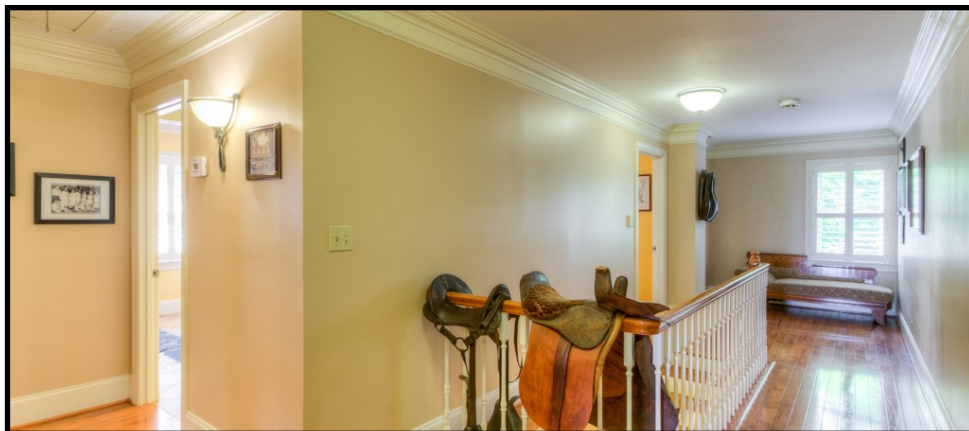
Plantation Shutters & Silhouette Blinds

Recessed Lighting

Alarm System with Contact/Glass Break Motion Detectors

Pull Down Attic Storage

Walk-in Floor Attic Storage





## Kitchen/Dining

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Renovated in 2010

Granite Countertops

Tile Backsplash

Tile Floor with Art Deco Tiles

Stainless Steel Appliances

Refrigerator w/French Doors & Freezer Drawer

Water & Ice Dispenser

Gas Range with Exhaust Hood

Wall Oven, Warming Drawer w/Steam

Convection Microwave, Dishwasher

Breakfast Counter w/Custom Light

Milner Design Cabinets Antique Cream

Glass Display Cabinets

In-Kitchen Dining Area

Plantation Shutters

Built-in Buffet

Island Light Fixture

Pocket Doors

Walk-In Pantry





## Great Room/Dining Room

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### Great Room

Stone Gas Fireplace

Governor's Paneling

Tray Ceiling with Lighting

Surround Sound (Speakers & Subwoofer Convey)

HW Floors

Tiffany Style Light & Fan

### Formal Dining Room

Chair Railing, Wainscoting & Crown Molding

Arched Entranceway

Wheat Chandelier





# Primary Suite

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## Bedroom

Hardwood Floors

Crown Molding

Ceiling Fan & Lights

## Bathroom

Frameless Tile Shower

Dual Vanity

Custom Cabinets with Granite

Tile Floor

Plantation Shutters





# Guest Bedrooms

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## Main Floor Guest Room

Hardwood Floors

Blinds

Wall Closet

## Main Floor Guest Bath

Cast Iron Tub w/Tile Surround & Glass Enclosure

Custom Furniture Vanity w/Granite Countertop

Tile Floor

Linen Closet

## 2 Second Floor Guest Rooms

Hardwood Floors

Blinds

Fans

One Bedroom w/Walk-In Closet

## Guest Bathroom

Tile Floor

Pedestal Sink









# Property Features

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4.07 Acres

Fenced and Cross Fenced for Horses & Dogs

Vinyl Fencing

Large Outside BBQ Smoker

2-Car Detached Garage w/Workshop & Storage Rm

Dog/Chicken Yard

Gardens





# Farm Amenities

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## 5-Stall Barn

10' x 10' Stalls w/Hay Feeders

Concrete Center Aisle

Tack Room

## 3 Run-In Sheds

Chicken Coop

Hay Building

Multiple Paddocks/Pastures





# Mechanicals

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Crawl Space w/Newer Sump Pump  
Central Air x 2  
Natural Gas Furnace (2005 & 2024)  
Separate Heat/Air Sunroom (2011)  
Gas Water Heater (2022)  
County Water & Well for Farm  
Septic System  
Spectrum High Speed Internet





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