



31 Dougherty Drive, Cross Hill, 29332, SC

https://searchrealestate.co/properties/31-dougherty-drive/cross-hill/sc/29332/MLS_ID_1534713



Price - \$1,650,000

Bedrooms	Baths	SqFt	Lot Size	DOM
3	2	2799	55.0000	314 Days

Features

Exterior

- Riding Area
- Outdoor Fireplace

Cooling

- Central Air

Heating

- Natural Gas

Floors

- Ceramic Tile
- Luxury Vinyl Tile/Plank

Laundry Features

- Stackable
- Accommodating
- Walk-in
- Laundry Room

Interior Features

- High Ceilings
- Ceiling Fan(s)
- Ceiling - Smooth
- Tray Ceiling(s)
- Countertops-Solid Surface
- Open Floorplan
- Split Floor Plan
- Pantry

Lot Features

- 50 - 100 Acres
- Pasture
- Sloped
- Few Trees

Roof

- Metal

Community Features

- None

Window Features

- Insulated Windows

Other

- Electric
- None

Appliances

- Dishwasher
- Electric Oven
- Range
- Microwave
- Electric Water Heater

Fireplace Features

- Gas Log
- Ventless

Style

- Ranch
- Southwestern

Description

Enter the property through double iron gates down a long driveway through fenced pastures to see this impressive farming operation and INCOME PRODUCING property at 31 Dougherty Lane. 55 +/- acres is set up for ranchers and equestrian enthusiast alike, completely fenced for livestock with multiple pastures and remarkable working systems. (partially covered for those muggy SC summer days). An 8880 SF +/- open shed to protect farm equipment and 5200 SF +/- hay barn complete the farm operation. For the equine, a 2040 SF +/- 4-stall barn with ample room for tack and supplies, level and rolling pastures and a circle drive for easy trailer in and out. And a 300 SF +/- dog kennel completes the property. The 3 BR / 2 BA barndominium offers 2650 SF +/- of generous living space with open concept living, dining and kitchen area. This master suite doesn't disappoint with its walk in closet, spacious full bath and leads out to a covered porch with outdoor fireplace and hot tub. What an oasis to resort to at the end of the day! There is a small bedroom near the master, great for a nursery or another large closet and the third bedroom is on the other end of the home offering a desired split layout. Beside the generous living room is a 20 x 30 man cave and 17x20 bar area. Multiple living spaces allow a new owner to add more sleeping spaces or use for entertaining areas. A garage and shop at the end of the home could be converted into additional living space. The kitchen has hardwood floors, stainless steel appliances and lots of counter space. The pantry is the envy to any chef and large enough to share an office nook. This home is filled with western flair, barnwood walls, hardwoods, wood cabinets, trim and rustic touches throughout and space for every want and need imaginable. The privacy, serenity and acreage allow for further customization or development, for agricultural pursuits or additional amenities. What a location, less than 5 miles to the lake and only 20 minutes to Clinton, 25 minutes to Greenwood and 25 minutes to Newberry. EVENT VENUE, FURNITURE, EQUIPMENT & SUCCESSFUL BUSINESS included in the Sale. Hollow Oak Barn, a one of a kind Wedding and Event Venue is situated with stunning views of rustic country landscape. Drive through wrought iron gates and down a long winding driveway alongside fenced pastures to reach this highly sought-after destination. This location is perfect for weddings, receptions, parties, gender reveals, baby showers, family reunions, company or family holiday parties and more. If you're looking to be surrounded by nature and scenic views, Hollow Oak Barn is the place. The Barn can comfortably seat up to 250 – 300 guests and makes the perfect spot for breath taking event photos. Hollow Oak Barn boasts over 4,500 square feet of inside entertaining space and over 3,700 square feet of covered outdoor deck space. There is plenty of space for an indoor or outdoor ceremony! Complete with a spacious 16' x 20' Bride's Room with half bath, and Full-Service kitchen with multiple refrigerators and coolers, covered service entry, Two fireplaces; one indoor and one outside under the back porch with gas starters. There is ample parking and bathrooms to accommodate venue guests. Step right into a great business with immediate and generous earnings. Seller will train buyer to ensure a smooth transition. If a wedding / event venue isn't your desire, this space could be converted to a Bed & Breakfast, a corporate retreat, a hunting preserve with 300 sf dog kennel already in place, Air BnB, an impressive home, or spectacular horse barn. A separate space currently used as the "grooms" cabin is another great ADU space. The \$1,700,000 price of this listing includes home, venue, business, equipment and 55 +/- acres. Call to learn more about this INCOME PRODUCING property!

SEE THIS PROPERTY



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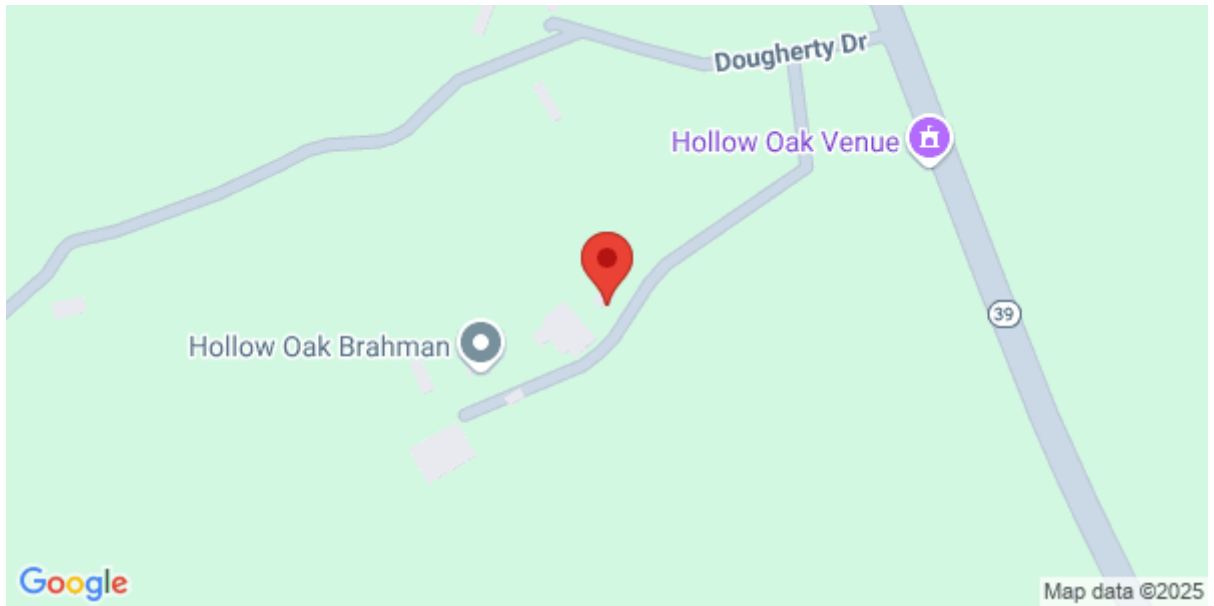
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Check On Site



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Location



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