



# The Farm - Up Country

**Location: Hockley Valley**

**Acreage: 25 Acres**

**Price: \$899,000.00**

Bathrooms : 4

Bedrooms : 5

An exceptional 25 acre property with a 4 bedroom home crafted from two expertly integrated century homes. The land is rolling, clear and wooded, adjacent to a provincial forest with riding and hiking trails. A 5 hole golf course, a delightful field stone lined swimming pond and a detached cottage round out this unique Hockley Valley property. Geo-Thermal heating and cooling, to-the-studs renovation including windows and wiring make this is an efficient house with period paint colours, décor, trim and 'cranberry' light fixtures.



Wonderfully idiosyncratic touches throughout – this home exudes creativity, warmth, sun filled spaces. The hand lettered frieze details the history of the Weaving Cottage, whose framing utilises double 4 x 8 joists from the circa 1840's Tipp House, formerly located in Headford, Ontario.

A cluster of small but useful barns saved from the countryside have been restored and erected – perfect for ponies, equipment, hay and other storage. For decades the swimming pond has been where the family have spent their summers. Fed by an off-take from a stream, the pond is fitted with a plug which is removed in spring, and the fieldstone walls are brushed down, winter leaves and twigs cleaned out, the plug refitted and the pond filled with clear clean water which is constantly refreshed from the stream. The property is protected from development through a conservation easement donated to the Oak Ridges Moraine Land Trust.

Propane powered generator for complete hydro back-up.

Minutes to the Hockley General Store, golf, skiing, the well known Black Birch Restaurant and the Adjala Central Public School.