



## Blithe Hill, 254 acres

**Location: Hockley Valley**

**Price: \$4,125,000.00**

### The Home & History

European settlers arrived in the area in the early 1840s and the local area was named after the Elder family from Tyrone, Ireland. This small hamlet previously had a post office, a saw mill fed from the river running through the property plus a small school and a church prominently placed on a high hill not far from Blithe Hill. The fare to Rosemont from this property on the twice-weekly mail coach was 35 cents!

### The Home

The stone residence dates to the 1800s and includes a cut stone wing with a later addition. The home has 3 bedrooms and 3 bathrooms and was placed to overlook the rolling acreage. The home has a large country kitchen and many of the original finishes remain intact. Nearby the home is a 20 x 50 foot pool with seating area.

### The Barn

Presented by

**John Dunlap,**

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Bathrooms : 4

Bedrooms : 5

# MOFFAT DUNLAP

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The century barn is of architectural interest as it has 3 storeys which is very unique for a bank barn. The ground level has a heated office/workshop and bathroom. The second floor has a large recreation area and the top level was the original loft. The main section of the barn would have been home to teams of heavy horses used to work the lands.

## The Gate House

Across the courtyard from the main home is the 2 bedroom, 1 bathroom gate house which has its own porch and outdoor seating area.

## The Grounds

This property has it all! Miles and miles of trails, amazing ponds, almost 1 kilometer of river frontage, and deep valleys. Blithe Hill is also home to its own impressive collection of lilacs and unique trees. It's really a private arboretum!

Sections of the farm are under cultivation by a local farmer which is rotationally cropped. The property is very accessible and benefits from a vast network of golf cart/atv trails throughout the woodland valleys. The property has entrances off the quiet 25<sup>th</sup> Sideroad of Mono and the 4<sup>th</sup> Line EHS Mono.

In the immediate area are many significant country estates and equestrian farms. The home is approximately 1 hour and 15 minutes from Yonge & St. Clair. The property is convenient to golf courses, ski hills and many local farmers' markets and country restaurants.

**Annual Taxes:** Approx. \$5,500/yr. (low taxes due to the Farm Class Tax Rate)