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REALTOR  
BROKERAGE

## 100 Acres, Napier Simpson

**Location: New Tecumseth**

**Acreage: 100 Acres**

**Price: \$3,995,000.00**

### 100 Acres, Napier Simpson Design

An elegant country home set on an original 100-acre lot just north of Schomberg. Down a long drive sits this renovated 4+ bedroom, 3 bath residence with its own 2 bedroom, 1 bathroom apartment over the garage joined to the house by a breezeway. Noted architect, B. Napier Simpson Jr. oversaw the restoration of this circa 1856 home. The home is located on a rise to overlook the crystal-clear pond, country gardens and pool. Come enjoy hiking the miles of trails, enjoy the solitude of nature and yet be minutes to the towns of Schomberg and Tottenham in the hills of New Tecumseth.

### A Glance at History

The book, Tecumseth Township: An Unforgettable Past, details the rich history of the area:

“Tecumseth Township contains, in its small area, nine by twelve miles, a fascinating cross section of people and properties.”

Presented by

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Bathrooms : 4

Bedrooms : 6

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By the 1930s, the original homestead farms in the area were attracting attention of Toronto weekenders. A young couple, Florence and William MacQueen, were among the first "Weekend Commuters". The property they stumbled upon and acquired from Eli Allen was known as "Ben Howe" (meaning "Blue Hill" in Gaelic) and the MacQueens began a full restoration of the house and lands after they acquired the abandoned property in September 1939 for the sum of \$1800. The property and nature flourished under their watchful improvements. After 26 years of ownership, the MacQueens decided to part with "Ben Howe". Interestingly enough, their daughter's family bought it back 10 years later and have owned it ever since!

## Home & Land Improvements

The owner's family retained celebrated country house architect, B. Napier Simpson Jr. to assist in the home's restoration. Napier Simpson was one of Ontario's legendary architects who specialized in preserving historic buildings across Ontario. Mr. Simpson was a director of the Ontario Heritage Foundation, helped preserve Toronto's Old City Hall and was appointed to the National Historic Sites and Monuments Board of Canada where he helped to direct the preservation and presentation of national historic sites.

In addition to the home improvements, the property has been enhanced by extensive tree planting, trail creation, the addition of a deep clear pond and more recently, glorious gardens with seating areas have been created around the pool and cabana by landscape designer Juergen Partridge.

## The Home Layout

### Mudroom

Any good country home needs a large mudroom to store gear. This home actually has two mud rooms! This area of the home accommodates the laundry, storage cupboards and a work room.

### Kitchen

The kitchen has been updated with new counters, new appliances, and custom cabinetry. The kitchen has eastern views over the front fields.

### Dining Room

The large dining room has original wood floors, a wood stove and offers views over the surrounding countryside. The trim details, wood floors and patina of the room will be noticed by history enthusiasts.

### The Living Room

The sprawling living room has impressive ceiling heights, fireplace with custom mantel, historic trim, original [floor](#) and lovely views over the pond and pool. There is to the front porch from front hall off the living room.

### Owner's Office/Den

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On the west side of the home is a large owner's office with original wood floor and views towards the stream which runs towards the ponds. This room and the lounge on the second floor are thought to have formed the original home which was dramatically expanded.

Also on this level is a full 3-piece bathroom. There is potential to create a large main floor primary bedroom suite by incorporating this bathroom, if desired.

## Upstairs

### Primary Bedroom

The main bedroom is sun filled and has been updated with an impressive 3-piece en suite bathroom and walk-in closet. The primary bedroom has glorious views over the pond, pool and colour-filled gardens.

The second floor has 3 additional bedrooms and a further bathroom plus a large lounge/tv room. The second floor has undergone significant updates which all are in keeping with the historic charm of the home right down to matching the trim!

## The Carriage House Apartment

Joined to the house by a breezeway is the 2-car garage with a private 2 bedroom, 1 bathroom apartment with kitchen and living space. This self-contained space has its own entrance and is perfect for guests.

## The Ponds

The ponds were expertly designed with an initial settling pond from the stream and then water is fed into the main pond. The main pond has a large swimming ladder and fountain aerator. The views down to the pond from the pool and terrace are serene. The pond is over 30 feet deep.

## The Pool

The gunite pool design and landscaping are impressive. There are full shade and open landscaped seating areas arrayed around the pool. The gated covered cabana is a favored sitting area and enjoys views of the pool and over towards the pond and dock.

## The Front Porch

A classic feature of early Ontario farmhouses is their expansive front porch. This wrap-around porch is made from Ipe wood which is considered the finest wood for decking given its extreme hardness. Ipe has up to 3x as much hardness as teak! The Ipe deck spans the entire front façade and wraps around the west side of the home. About one half of this large deck is screened which creates a wonderful summer dining room.

## Other Details

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- In-ground irrigation with multiple zones on timers
- Efficient geothermal heating/cooling system (unit installed in 2020) in main house
- 2-car garage
- Wood storage building
- Drive shed
- Landscape lighting
- The property enjoys low taxes due to Managed Forest Tax Incentive Program and Farm Class Tax Rate
- Main house and apartment roofs were replaced in 2021
- Property serviced by drilled well and septic systems
- Well installed by Fred Constable & Son. Strong flow rate of 50 liters per minute when drilled
- Water quality report available
- Home inspection report available
- WETT fireplace reports [available](#)
- Managed Forest Program report is available

