



## Brunswick Hall, 420

**Location: Kettleby**

**Price: \$3,195,000.00**

### **Brunswick Hall, 420 Kettleby Rd**

3 acres in Kettleby! Here is your chance to acquire the most well-known home in the village. Impressive 4-bedroom residence overlooks the valley with 3-storey outbuilding and a concrete pool! There have only been 2 families who have owned Brunswick Hall in the last century. The home has been carefully restored with historic elements preserved. This charming Victorian home sits on over 3 acres of land with a pool. The home includes 4 bedrooms, 3.5 baths and offers impressive ceiling heights. Historic trim work and large principal rooms define the home. Now is your opportunity to enhance further this fine home on the best lot in Kettleby. Don't miss your opportunity.

**Presented by**

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Bathrooms : 3.5

Bedrooms : 4

## The Home

The front façade is graced with an extra deep wrap-around porch which leads to the commanding front door. The front hall provides access to the main staircase and the living room.

## Living Room & Dining Room

The large living room has original trim and is an expansive room with southern and western exposures. This grand room includes ample space for living and dining.

## Library/Television Room

Beside the living room is the panelled library with wood floors and 2 windows facing east. This room has extensive built-in bookcases and fine panelling.

## Office

Just off the Library is the office with 2 workstations with built-in desks. In earlier times, this space was for the ham radio equipment.

## Country Kitchen

The large country kitchen is tiled and occupies the centre of this historic home's footprint. The kitchen opens into the west facing sunroom/breakfast room and also adjoins the large pantry/mudroom.

## Sunroom/Breakfast Room

What a wonderful space for meals! Enjoy the views over the pool, the Kettleby Valley and the surrounding countryside. The sunroom has expansive west facing windows and has a direct walk-out to the large deck which wraps around the west and north side of the home. Along the north side of the home accessed via the deck are 2 pool change rooms and a 2-piece bathroom plus storage area for pool supplies.

## Mud Room & 2-piece Powder Room

As with any well-designed country home, there is a large mud room which has pantry cupboards and ample storage space. There is a side door entrance to this large mud room. The 2-piece powder room is also in this section of the home.

## Main Floor Laundry/Pantry

Attached to the mud room is the main floor laundry which also accommodates a second refrigerator for the pantry

## Second Floor

The second floor can be reached by way of the front or back stair. The second floor has 4 bedrooms and 2 full bathrooms. The impressive wood panelling continues on the second floor.

## Bedrooms 2, 3 & 4

Each of the bedrooms have good ceiling heights, closet space and lovely views over the hamlet of Kettleby.

## Primary Bedroom

The primary bedroom suite is an expansive area with a large west facing sitting room, walk-in closet and full 4-piece bathroom. This main bedroom also has its own circular staircase to the breakfast room. The seating area of the bedroom has large sliding doors for added privacy. You will be impressed by the scale of this bedroom suite!

## Historic Driveshed Garage

The 3-level garage has room for 2 car parking plus a dedicated bay for lawn equipment and a large loft. There is an on-grade lower level which has been used for livestock and woodworking in the past. Let your imagination decide how you want to use this building!

## The Grounds

Brunswick Hall commands the most prominent and one of the largest lots in Kettleby. The 3+ acres has rolling lawns, mature woodlands plus plenty of space for vegetable and flower gardens. To the west of the home is the concrete pool and gazebo which have been much enjoyed over the years.

## Other Information

- Private driveway with parking for 10+ cars
- Sufficient space in the sun room and primary bedroom was allowed to accommodate an elevator
- Forced air propane heating (recently updated)
- The property is serviced by a deep drilled well and septic
- Boundary survey available
- Updated roof
- The home was meticulously upgraded and restored in 1994 after a ham radio fire
- Solid concrete pool. Propane heating could be added, if desired
- Pool gazebo has electrical and lighting
- Laundry chute from primary bedroom to main floor laundry
- Radio/intercom system
- Come see the potential!