

\$1,599,000 - 820 Millboro Road, Wheatley River

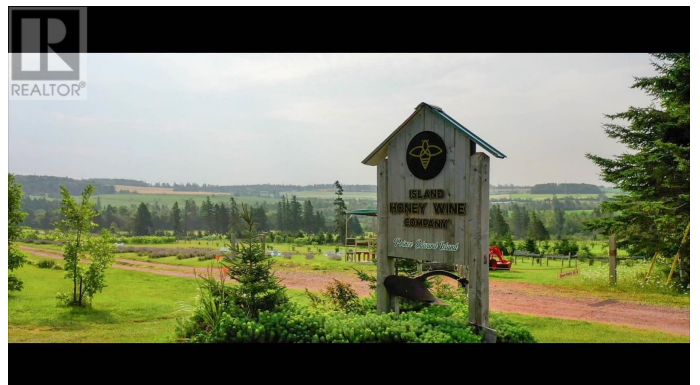
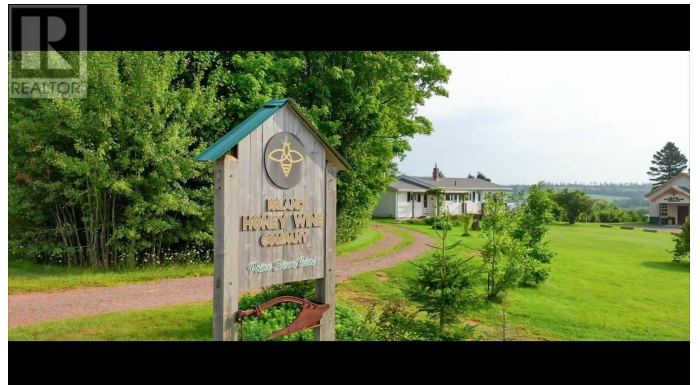
MLS® #202510144

\$1,599,000

3 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Wheatley River, Wheatley River, Prince
Edward Island

Have you ever dreamed of owning a winery? Welcome to the Island Honey Wine Company, where honey, fruit, & flowers are combined to produce the oldest fermented beverage in the world, MEAD! Just 15 mins from Charlottetown in the scenic community of Wheatley River, this thriving business has created quite the buzz - winning top awards since 2017 securing its place among Canada's best honey wine producers. This 55-acre property is a stunning mix of beauty & productivity with 25 acres of open pasture, 18 acres of peaceful woodland, 9 acres of Haskap berries, 1000+ fragrant lavender plants, & established orchards bursting with peaches, apples, & grapes. The Wheatley River, a spring-fed trout stream borders the majority of the estate. The heart of the business is the 24x60 Meadery facility (2017), comprised of a welcoming storefront & tasting room, a production area with stainless steel tanks & bottling equipment, a shipping/receiving area, & charming guest areas including a sunroom, porch, & patio. Additional outbuildings include a workshop+garage (18x24), barn (24x36), & tarp barn (18x24) - perfect for equipment, events, or your new ideas! A guest favourite is the one-of-a-kind Meadmobile tour, a guided farm & orchard tasting that lets visitors taste what they're seeing & see what they're tasting, creating a memorable connection between the land and the meads. Revenue streams include a storefront, PEI Liquor Commission, restaurant



partnerships, cruise/ bus tours, tastings, & online orders. Also included is a well-maintained 1500sqft farmhouse featuring 3 beds, 2 baths, a large unfinished basement with ample product storage areas & a walk-in freezer-essential for fruit preservation. This turnkey operation offers not just a business, but a lifestyle! With the current owners retiring, the Island Honey Wine Company is ready for new ownership. If you've been looking for a way to blend nature, community, & craft into your daily life, this could be your golden opportunity! (id:6289)

Built in 2017

Essential Information

Listing #	202510144
Price	\$1,599,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Year Built	2017
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	820 Millboro Road
Subdivision	Wheatley River
City	Wheatley River
Province	Prince Edward Island
Postal Code	C0A1N0

Amenities

Utilities	Cable, Electricity, DSL*, Telephone
Features	Treed, Wooded area
Parking	Detached Garage, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Fireplace	Yes
Fireplaces	Wood

Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE PRINCE EDWARD REALTY
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