

\$299,000 - 8045 Highway 1, Upper Granville

MLS® #202515101

\$299,000

4 Bedroom, 1.00 Bathroom, 2,031 sqft

Single Family on 69.00 Acres

Upper Granville, Upper Granville, Nova Scotia

Welcome to the historical Whitman House in Upper Granville. A timeless century home nestled on an expansive 69-acre parcel, just 15 minutes from Annapolis Royal and 5 minutes to Bridgetown. This partially renovated gem is rich in character and ready for someone with vision to bring it to life. Inside, the main floor boasts a spacious and thoughtfully designed layout, including a bright open-concept kitchen, a formal dining room perfect for hosting, and a separate living room offering charm and comfort as well as a large laundry room and half bath. Upstairs, you'll find four generously sized bedrooms, one featuring a connected bonus room ideal for a home office, playroom, or private retreat. Extensive upgrades have already been completed to make your restoration journey easier: New 200-amp electrical service as well as a 60amp generator panel. New ducted wood-burning furnace for cozy, efficient heating as well as electric baseboard heaters on the main level. All new plumbing servicing the bathroom, kitchen sink and laundry area. Insulating and strapping work already underway. The land is equally impressive 69 acres of natural beauty with endless potential, whether you dream of hobby farming, trails, gardens, or simply enjoying the peace and privacy of rural life. If you've been searching for a one-of-a-kind property to make your own, the historic Whitman House offers the perfect canvas.

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Essential Information

Listing #	202515101
Price	\$299,000
Bedrooms	4
Bathrooms	1.00
Half Baths	1
Square Footage	2,031
Acres	69.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	8045 Highway 1
Subdivision	Upper Granville
City	Upper Granville
Province	Nova Scotia
Postal Code	B0S1A0

Amenities

Amenities	Park, Public Transit, Place of Worship
Features	Treed, Sloping, Level
Parking	Gravel
View	River view

Interior

Appliances	Refrigerator
# of Stories	2

Exterior

Exterior	Vinyl
Foundation	Stone

Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 18th, 2025 at 7:16am PDT