

\$1,995,000 - 302148 Con 2 Sdr, West Grey

MLS® #X12440992

\$1,995,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Grey, West Grey, Ontario

An exceptional stone farmhouse set in the middle of 71.65 acres of rolling hills, mature forest and beautiful views. This functional estate includes 35 workable or cleared pasture acres, and 35 acres of woodland with ponds and trails. Ultimate privacy is assured via the long, tree-lined lane leading to the historic 1870s stone house. With its unmistakable character and modernized farmhouse charm boasting over 2200 sq.ft of space, 3 bedrooms and 2 full bathrooms with space for more. Perfectly blending history and modernity, featuring hardwood floors and an updated modern kitchen. The home retains its original trims and moldings, cozy certified woodstoves (plus the convenience of propane forced air furnace with a/c), a full walk-out lower level with a bathroom featuring in-floor radiant heat, and an inviting exposed stone bedroom or bonus family room with propane stove. The clean and prepared open attic (35'6x11'7) is ready for conversion into additional living space, a cozy bedroom suite or office- the inspiring canvas is ready. The property's crowning jewel is the original 54x53 bank barn. The upper barn space is ideal for storage but well enough maintained and preserved to set the stage for event hosting with carriage lights mounted on the beams and fairy lights strung along the rafters. While the lower level workshop/garage is perfect for multiple vehicles, equipment storage, or a clean slate for horse stable and tack room conversion. The truly inspiring aspect of this property's



location is how it backs onto the desirable unassumed sand road providing direct access for activities like quiet walks, horseback riding, or cross-country skiing into the vast 428 acres of Allen Parks forested lands. With groomed trails and the most beautiful and bountiful natural trillium blooms in Ontario. Your search is over for an unique estate offering both historical charm and vast functional potential as a hobby or horse farm, rural retreat, event host, and private oasis. (id:6289)

Essential Information

Listing #	X12440992
Price	\$1,995,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	302148 Con 2 Sdr
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N4N3B8

Amenities

Amenities	Golf Nearby, Hospital, Fireplace(s)
Utilities	Electricity, Wireless
Features	Wooded area, Rolling, Carpet Free, Guest Suite
Parking Spaces	10
Parking	No Garage

Interior

Appliances	Water Heater, Water purifier, Water softener, Dishwasher, Microwave, Stove, Washer, Refrigerator
Heating	Propane Radiant heat

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone
Lot Description	687.2 x 4831.9 FT 50 - 100 acres
Foundation	Stone

Listing Details

Listing Office Wilfred McIntee & Co Limited



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 31st, 2025 at 6:02pm PDT