

\$1,999,950 - 81572 Lucknow Line, Ashfield-Colborne-Wawanosh (colborne)

MLS® #X12456150

\$1,999,950

4 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Colborne, Ashfield-Colborne-Wawanosh
(colborne), Ontario

Escape the city and embrace the beauty of country living on this 34-acre hobby farm, perfectly positioned for breathtaking sunrises and sunsets. Offering a blend of privacy, charm, and practicality, this property is a true retreat just 10 minutes from Goderich and the shores of Lake Huron. With 29 acres of workable land, there is excellent income potential whether you choose to farm it yourself, rent it out, or arrange a share-crop agreement. Enjoy the lifestyle here, this property suits anyone looking for space, peace, and a connection to nature. The attractive bungalow offers 4 bedrooms, 2 bathrooms, a spacious eat-in kitchen with quartz countertops, sweeping country views, and a cozy living room with a fireplace. The main floor primary bedroom features double closets and an ensuite. The lower level includes in-floor heat, large windows, a full walkout, 200-amp breaker panel plus generator hookup, and ample storage. Outside, you'll find everything you need for hobbies, animals, or business ventures: a 52' x 36' shop/barn with stalls, a concrete floor, water, 60-amp/220V service, and a loft for hay or storage and fenced paddocks. The property also includes a double attached garage off the home, screened gazebo for relaxing evenings, and a garden shed. Enjoy reliable Hurontel fibre internet, cell service, and proximity to



local gems like the Maitland River, Morris Tract, Benmiller Falls, Maitland Trail, and the G2G Rail Trail. Whether you're seeking a peaceful country home, a hobby farm, or an income-generating property, this rare opportunity offers it all - modern comfort, rural charm, and room to grow. (id:6289)

Essential Information

Listing #	X12456150
Price	\$1,999,950
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Agriculture
Style	Bungalow

Community Information

Address	81572 Lucknow Line
Subdivision	Colborne
City	Ashfield-Colborne-Wawanosh (colborne)
Province	Ontario
Postal Code	N7A3Y1

Amenities

Amenities	Beach, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Electricity Connected, Telephone, Wireless
Features	Rolling, Conservation/green belt, Lane, Sump Pump
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Water softener, Dishwasher, Microwave, Stove, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Wood
Exterior Features	Landscaped
Lot Description	456.8 x 750 FT ; L Shaped Lot irregular 25 - 50 acres
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Heartland Realty
----------------	-------------------------------



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 12th, 2025 at 3:18pm PDT