

Property Information

This circa 1850, 4-bedroom farmhouse is a timeless treasure, set on what feels like a private 2.2 acre island fully enveloped by farmland and being offered for the first time since 1933! Rich with original charm, it features hardwood and softwood floors, intricate millwork, tin ceilings, and a beautiful central staircase that harkens back to its historic roots. The country kitchen is complemented by a large pantry with laundry and leads to the original summer kitchen.

The home's exterior is equally captivating, boasting a classic wrap-around verandah where you can enjoy serene views of the expansive grounds. The property includes two post-and-beam barns with lofts, lots of workspace attached to the house, single attached garage and the original icehouse, offering a wealth of space for storage or hobbies. These outbuildings add to the property's charm and offer endless potential for creative use.

Located 1.4 km from the top of the town hill in downtown Picton, this farmhouse blends rural living with convenient proximity to town amenities. It's a rare opportunity to own a rural piece of history while enjoying modern comforts of town life.

Property Details

ADDRESS: 236 County Road 5 Picton K0K 2T0

TYPE: Detached one and a half story home

LEGAL DESCRIPTION: PT LT 3 CON 1 NW CARRYING PLACE HALLOWELL BEING PART 2 ON 47R9026 COUNTY OF PRINCE EDWARD

SQ. FT:	2,350 +/- sq. ft. (as per MPAC)
BEDROOMS:	There are actually 6 bedrooms, but two are walk through and one is only accessible through a small door (original farm hand's room) so we are calling it 4 bedrooms.
BATHS:	1-3pc main floor with modified walk in bathtub / shower
LAUNDRY:	Main floor laundry room combined with pantry
BASEMENT:	Full, unfinished
AGE:	CIRCA 1850 (according to family)
ELECTRICAL:	100 amp fuse panel
ROOF:	Asphalt shingles (2014)
FOUNDATION:	Stone and poured concrete
FLOORS:	Hardwood, pine plank, carpet, vinyl
EXTERIOR:	Brick, wrap around verandah
PARKING:	Single wide drive to expanded parking area, can accommodate 5 + vehicles
GARAGE:	Attached 240 sq. ft. single car garage
LOT SIZE:	272' x 373' (slightly irregular 2.2 Acres – taken from MPAC and Geowarehouse)

OUTBUILDINGS:	2 post and beam barns with lofts, workshop, studio, summer kitchen and ice house
ZONING:	RR2 Rural Residential Zone
TAXES:	\$3,596 (2024)
ROLL #:	135051102540200
PIN #:	550580192
HEATING:	Forced air gas furnace
COSTS:	Gas \$180 per month, Electricity \$72 per month
COOLING:	None
RENTALS:	None
WATER:	1,500-gallon cistern (access in the pantry - trap door on the floor where it is filled.) Two wells on the property serve the farm. One near the barns and one partially under the deck at the home's side entrance. The well at the house is connected but not used. Cistern \$105 per water delivery (George's water haulage.)
WASTE:	Holding Tank – 1000 gallons SE side of house. The abandoned septic system is 74 years old and located 30 ft. from the house on the East side. Last pump November 2024. Tank is 3 years old.
CHATELS INCLUDED:	Satellite dish, TV antenna, washer, dryer, freezer, fridge, stove, workbench basement cupboard
FIXTURES EXCLUDED:	None
INSURANCE:	Williamson Insurance in Picton
INTERNET:	Bell
IMPROVEMENTS:	Exterior painting 2020, Deck off the kitchen in 2010, Verandah rebuilt 1995
SUGGESTED DEPOSIT:	\$20,000

SUGGESTED CLOSING:	45 days
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Why did the Seller abandon the septic system and the well?

The Seller provided the following answer: “I am a senior on a fixed income and cannot afford the repairs to either system.”

What was wrong with the septic system and well?

The septic system needs to be replaced. A holding tank was inexpensive compared to replacing it, especially since only one person lived in the house.

The water coming out of the taps turned rusty. The plumber installed a filter to make the water potable, but the colour remained rusty. The plumber said that the lines to the well were old and should be replaced. The cost for a 1,500-gallon load of potable water into the existing cistern is only \$105, and the seller is the sole occupant of the house. This was a low-cost solution.

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