

Property Information

This rustic circa 1870 farmhouse sits on just over 43 acres, close enough to feel the breeze of the Salmon River! Offering a blend of rural charm and convenience, only 3 km north of Shannonville and 15 km east of Belleville. With 3 bedrooms and original details, such as intricate trim work, a handcrafted banister, and vintage staircase, this home is a fantastic opportunity for restoration enthusiasts looking to bring new life to its historic character.

Beyond the main residence, the property includes several versatile outbuildings, including a large detached, heated, and insulated garage/workshop. Outfitted with two bay doors, hydro, 30 amp outlets and an air compression system, the workshop is ideal for a range of uses, from hobby projects to small-scale operations. The house will need major updating and repair, and the basement would benefit from repointing to address moisture issues.

Zoned Rural Commercial and Marginal Agricultural, this property offers endless potential for future development, whether for a personal sanctuary, business venture, or agricultural pursuits. With its spacious acreage, original farmhouse charm, and versatile outbuildings, this property invites you to reimagine its future and make it uniquely yours.

Property Details

ADDRESS: 227 Salmon River Road Tyendinaga ON KOK 3A0

TYPE: Detached 1.5 story home

LEGAL DESCRIPTION: PT LT 8-9 CON 1 SR TYENDINAGA AS
IN QR491004; TYENDINAGA; COUNTY OF HASTINGS

SQ. FT:	1,853 +/- sq. ft. (MPAC)
BEDROOMS:	3 + den
BATHS:	1.5, 1-3pc main floor, 1-2pc upper level
LAUNDRY:	Main floor
BASEMENT:	Unfinished cellar, sump pump (new September 2024)
AGE:	CIRCA 1870 (MPAC)
ELECTRICAL:	60 amp fuse panel with knob and tube wiring present
ROOF:	Metal
FOUNDATION:	Stone and concrete block
INTERIOR:	Wood and vinyl windows, wood, carpet and vinyl floors
EXTERIOR:	Wood siding
PARKING:	Double wide gravel drive, parking for 6+ vehicles
GARAGE:	Detached heated/insulated workshop / garage with 2 bay doors, pedestrian door, breaker panel, 30 amp outlets, air compression system with Webster compressor,
LOT SIZE:	390.68' frontage x irregular (43.12 irregular acres MPAC, frontage taken from Geowarehouse)
OUTBUILDINGS:	Several outbuildings

ZONING:	RC-2 Rural Commercial & MA – Marginal Agriculture
TAXES:	\$4,435 (2024)
ROLL # / PIN #	12010001021100 / 405530113
HEATING:	Furnace removed. Ductwork in place.
FIREPLACE:	Wood stove – 2 (family room and main floor bedroom)
COOLING:	None
RENTALS:	Propane tank
WATER/WASTE:	Private Well / Septic System
LOT DESCRIPTION:	Rolling landscape
CHATELS INCLUDED:	Satellite dish, firewood, TV antenna, Webster air compressor, fridge, and anything left in, on, or around the property on closing.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

NOTE: The driveway encroaches over the Mohawks of the Bay of Quinte lands. In theory, access could be blocked at any time. The current owner purchased the property in 1993, with this access passed down from previous owners. There is 390 feet of road frontage, and a new driveway could be installed if needed in the future.

NOTE: Because the house has no heat source other than two woodstoves and is vacant, a professional plumber has winterized it. The water was working fine prior to winterization.

DIRECTIONAL NOTE: There is currently only one way to access the property. Take Shannonville Road to Hinchey Road to Milltown Road to Salmon River Road.

Salmon River Road is closed in the middle and the bridge on Milltown road off of Hwy 2 is closed so you can't get to the property either of those ways. Google Maps does not know this and will send you via a non-accessible route.

Visit Website:

- Home, WETT, Septic and Well Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour