

\$795,000 - 21 Pond Bridge Road, Mill Village

MLS® #202223326

\$795,000

6 Bedroom, 1.00 Bathroom, 2,260 sqft

Residential on 38.24 Acres

E2, Mill Village, NS

"Island Cottage" is an historic homestead nestled on a 38 acre island with 1.5 miles of waterfront on the Medway River in the heart of Mill Village. The property is accessed by a bridge maintained by the municipality and has been enjoyed as a summer oasis and outdoor playground by the same family for six generations. The traditional layout of the charming six bedroom home offers generous living and dining areas, a family size kitchen with a country pantry, and covered porches on either side of the house that provided comfortable outdoor living spaces for relaxing with family and friends. The restored 4300 sq. ft. barn is spectacular! It features an impressive stone fireplace, large picture windows overlooking the river, gleaming wood floors and is plumbed with a kitchenette and bathroom. The property offers a lovely setting for a traditional Inn and fine dining establishment, a music or wedding venue, or an inspiring space for hosting creative workshops. The new Hamlet Core (HC) zoning allows for the property to be used in a variety of ways. It is conveniently located 10-20 minutes from numerous white sand beaches and major amenities in the towns of Liverpool and Bridgewater. It is a one hour and thirty minute drive to the city of Halifax and Stanfield Airport.



Built in 1842

Essential Information

MLS® #	202223326
Price	\$795,000
Bedrooms	6
Bathrooms	1.00
Full Baths	1
Square Footage	2,260
Acres	38.24
Year Built	1842
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 31st, 2023

Community Information

Address	21 Pond Bridge Road
Area	South Shore
District	406-Queens County
Sub-District	E2
City	Mill Village
County	Queens
Province	NS
Postal Code	B0J 2H0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Range, Dryer, Washer, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes

Basement Partial, Unfinished

Exterior

Lot Description 10 to 49.99 Acres, Hardwood Bush, Partial Landscaped, Level,
Softwood Bush, Wooded

Roof Asphalt

Construction Shingle Siding

Foundation Stone

Additional Information

Zoning Hamlet Core (HC)

Listing Details

Listing Office Engel & Volkers (Liverpool)

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