

\$670,000 - 172 Hamms Hill Rd, Blockhouse

MLS® #202323589

\$670,000

4 Bedroom, 2.00 Bathroom, 2,050 sqft

Residential on 3.44 Acres

B3, Blockhouse, NS

L&S #1264. Nestled on 3.4 peaceful park-like acres just minutes from the hustle & bustle of Mahone Bay, this beautifully restored and updated circa 1832 Cape farmhouse is sure to steal your heart. Brimming with warmth and character, this classic cape achieves a fine balance between old and new. Spacious, yet intimate enough for two, the main floor comprises a large country kitchen with butcher block island and seating area, open to the living room which has an efficient wood-burning fireplace, separate dining room with French doors, spacious library or main floor bedroom and quaint keeping room which connects library and full bath. Off the kitchen is a 14 x 20 enchanting three season room - perfect for entertaining or enjoying those long languid evenings that extend the seasons. Upstairs are three charming bedrooms and full bath with skylight. Beautiful woodwork, rich hemlock floors (plus some newer wood floors & ceilings), exposed beams & visible pegs upstairs and vintage six over six windows are just a few of the features. At the far edge of the property is a two story detached year-round FURNISHED guesthouse with its own electrical service and septic system, ideal for family, friends or rental possibilities. Multiple decks & outbuildings, lovely gardens, fruit trees & berry bushes, flagstone walkway and a circular driveway complete the package. Enjoy country living minutes from amenities. *** Visit [Realtor.ca](https://www.realtor.ca) for video tour *** Matterport link and floor plans for guesthouse also



available. Note: as with many vintage capes, some bedroom windows do not meet current code for egress.

Built in 1832

Essential Information

MLS® #	202323589
Price	\$670,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,050
Acres	3.44
Year Built	1832
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 21st, 2025

Community Information

Address	172 Hamms Hill Rd
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Blockhouse
County	Lunenburg
Province	NS
Postal Code	B0J 1E0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Circular Driveway, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Electric Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Furnace

Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Partial Landscaped, Level, Wooded
Roof	Fiberglass
Construction	Wood Siding
Foundation	Stone

Additional Information

Zoning	RU
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Listing Details

Listing Office	Land & Sea Real Estate Services Inc
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