

# **\$789,900 - 262 Barneys River Road, Barneys River Station**

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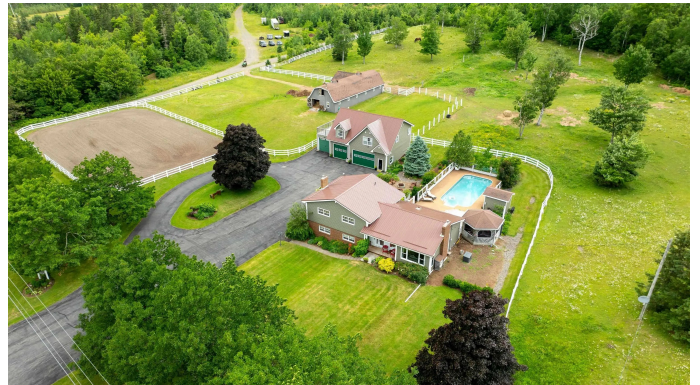
MLS® #202415959

**\$789,900**

4 Bedroom, 4.00 Bathroom, 3,450 sqft  
Farm on 6.10 Acres

#40, Barneys River Station, NS

Welcome to your dream horse farm retreat nestled in the serene countryside, just 15 min from Antigonish and 20 min from New Glasgow. This exceptional property spans 6.1 acres and offers over 3,400sqft of living space among 3 structures, including a beautifully maintained and fully operational horse farm. The centerpiece of this property is the impressive barn; wired, heated and plumbing, there is a Tack Room, 5 stalls (foaling stall incl) and two storage areas (hay and sawdust) with exterior receiving hatches. The main residence has been meticulously refurbished to blend country charm with modern convenience. Highlights include a chef's dream kitchen with a 48" Thor gas range boasting dual ovens, perfect for culinary adventures. Relaxation awaits with your own private in-ground salt water pool (16x38), Hot Tub & Pool House (shower, change room & utility); enclosed by high fencing of elegant glass, wood & iron gates. There is also a screened-in Gazebo overlooking the lush gardens and stonework, and a fire pit for outdoor gatherings. These landscaped grounds are graced with old-growth trees, picturesque gardens, and framed by classic white farm fencing. Developed horse areas include a riding arena, fenced barnyard, and two pastures, complemented by sloping wooded land beyond, providing ample space for exploration and privacy. For those who



require connectivity, high-speed internet is readily available, ensuring seamless work-from-home capabilities. The main house is designed for comfort and functionality across 4 levels (3 bed,2.5bath). The Carriage House features a loft suite (1bed,1bath) and garage/workshop with 2pc bath. This is more than just a property; it's a lifestyle opportunity waiting to be embraced. Discover the joy of country living combined with modern comforts in this meticulously crafted horse farm retreat. Book your private tour today and envision yourself calling this picturesque estate home.

Built in 1974

**Essential Information**

MLS® #	202415959
Price	\$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,450
Acres	6.10
Year Built	1974
Type	Farm
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 16th, 2024

**Community Information**

Address	262 Barneys River Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#40
City	Barneys River Station
County	Pictou
Province	NS
Postal Code	B0K 1A0

## Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Triple, Heated Garage, Wired, Other, Circular Driveway, Driveway, Paved
# of Garages	3
Has Pool	Yes
Pool	In Ground

## Interior

Interior Features	Central Vacuum, Ensuite Bath, Secondary Suite, See Remarks, High Speed Internet
Appliances	Propane Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Forced Air, Heat Pump, In Floor, Other Heating/Cooling
Cooling	Ducted Cooling, Other Heating/Cooling
Fireplace	Yes
Fireplaces	Gas, Fireplace(s), Electric
# of Stories	4
Stories	4 Level Side Split
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Level, Sloping/Terraced, Wooded, 3 to 9.99 Acres
Roof	Asphalt, Metal
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	F. H. Macdonald Elementary School
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## Additional Information

Zoning	R-1
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## Listing Details

Listing Office	Engel & Volkers
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