

\$440,000 - 327 Birch Hill Road, Bass River

MLS® #202424953

\$440,000

3 Bedroom, 2.00 Bathroom, 1,440 sqft
Farm on 30.38 Acres

N/A, Bass River, NS



Nestled in the scenic village of Bass River, Nova Scotia, this remarkable 30-acre farm property offers breathtaking, unobstructed views of the Bay of Fundy. The property features four barns, one with a hay loft, horse stalls, and a charming two-story small apartment, however work is needed to bring that back up to standard. Enjoy the natural beauty of blueberry fields, serene ponds, and winding trails. With hard ground suitable for a borrow pit, and additional rental income from a cell tower, this property is a blend of practicality and opportunity. The over 100-year-old farmhouse offers modern comfort with two full baths, an open-concept kitchen, and a spacious living area. Sitting on the highest elevation in the area, the land also includes hay fields and a loading dock for transport trucks, making it ideal for farming or agricultural ventures. Bass River, known for its charm and beauty, is one of the most picturesque villages along the Fundy Shore, offering a peaceful yet productive rural lifestyle.

Built in 1834

Essential Information

MLS® #	202424953
Price	\$440,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,440
Acres	30.38
Year Built	1834
Type	Farm
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 28th, 2025

Community Information

Address	327 Birch Hill Road
Area	Northern Region
District	104-Truro / Bible Hill
Sub-District	N/A
City	Bass River
County	Colchester
Province	NS
Postal Code	B0M 1B0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Circular Driveway, Gravel, Parking Spaces(s)
View	Bay
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Balcony, Dock
Lot Description	Partially Cleared, Hardwood Bush, Partial Landscaped, Rolling Slope, Softwood Bush, Wooded, 10 to 49.99 Acres

Roof	Asphalt
Construction	Wood Siding
Foundation	Pillar/Post/Pier, Stone

School Information

Elementary	West Colchester Consolidated School
High	Cobequid Educational Centre

Additional Information

Zoning	Farm/Res
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Listing Details

Listing Office	RE/MAX Nova
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