506 War Valley Road, Church Hill, TN 37642

$389,999 · MLS #9997895 · 3 bed / 2 bath · brphomes.com/mls/9997895



3	2	1,568	1993	22.39
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1993
Lot Acreage: 22.39
Fireplaces: 1
Above Grade Sq Ft: 1,568
Lot Dimensions: 954x1480x851x816

City Taxes: $0
County Taxes: $622.44
Basement Sq Ft: 0
Garage Sq Ft: 0
Garage Spaces: 1
Elementary School: Church Hill
Middle School: Church Hill
High School: Volunteer

Description

Imagine starting the morning with coffee on the back deck, the creek running below you, goats calling from the barn, and over 22 acres of your own mountain land waiting for whatever you want to build. Tucked at the end of War Valley Road in Church Hill, this former deer and elk farm gives a homesteader the head start most people spend years and thousands of dollars trying to create.

The land spans 2 parcels, with about 10 acres of open pasture ready for livestock, gardens, or hay. The goat barn and

large chicken coop are standing and ready. Two ponds and a flowing creek put water right on the land, and the wooded mountain acreage is laced with ATV trails and full of wildlife come hunting season.

The clean, functional 3-bedroom, 2-bath home lets you live comfortably while you plant the first garden and sketch out your dream house. On cold nights you can sit by the wood-burning fireplace in the den. The split-bedroom plan includes a primary suite with a double vanity and garden tub, and the front porch has a new metal roof.

Out back, the large detached garage with a full loft is ready to become the workshop you've wanted for years, and it has room for a future apartment. The home runs on spring water and septic. Fiber internet means you can work from home and still hear nothing but the creek, all in unrestricted Hawkins County, a constitutional county just 6 miles from Hwy 11W.

All information, including but not limited to square footage, acreage, property boundaries, taxes, school zones, and other property details, is deemed reliable but not guaranteed and may have been obtained from public records and other third-party sources. Buyer and Buyer's Agent are responsible for independently verifying all information deemed important to Buyer.

Features & Amenities

INTERIOR

Crawl Opening Attic • Den Fireplace • Dishwasher • Dryer • Electric Dryer Hookup • Electric Heating • Electric Range • Fireplace Heating • Heat Pump • Insulated Windows • Laminate Counters • Laminate Flooring • Laundry • One-Level • Paneling Walls • Primary Bathroom • Primary Bedroom • Refrigerator • Shower Only • Storm Door(s) • Vinyl Flooring • Walk-In Closet(s) • Washer • Washer Hookup • Wood Heating

EXTERIOR

Back Porch/Patio • Barn(s) • Block Foundation • Carport • Concrete Perimeter Foundation • Covered Porch/Patio • Creek/Stream View • Deck • Detached • Double Wide • Driveway • Front Porch • Garage(s) • Gravel • Level Lot • Metal Roof • Mountain(s) View • Mountainous Lot • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Poultry Coop • Ranch • Shed(s) • Steep Slope Lot • Stone Exterior • Storage • Vinyl Siding Exterior • Workshop

OTHER

Average Condition • Septic Tank Sewer • Spring Water

Listing courtesy of eXp Realty, LLC

SCAN TO VIEW ONLINE
brphomes.com/mls/9997895