



Rockcliffe Farm, Hockley

Acreage: 62 Acres

Price: \$2,850,000.00

Rockcliffe Farm, Hockley Valley

62-acre organic farm minutes to Mono Cliffs Park in Hockley Valley. This 4-bedroom, 3.5-bathroom country home is positioned down a long private driveway with views over the surrounding countryside. The property includes a 5-bay drive-in workshop with insulated bay plus a fully restored century barn with 6-stalls, an insulated Farm Store building along with multiple run-in sheds and 60 x 100 coverall storage building. Rockcliffe Farm is a well-known local organic farm ready for its next owner! Lots of possibilities!

The House

Foyer

Off the front porch is a large 2-storey foyer with double closets and slate floors

Eat-in Kitchen

This country home has a renovated country kitchen with granite counters and adjoins an open concept family room with stone fireplace and a direct walk-out to the southern patio.

- GE appliances (oven, microwave, refrigerator/freezer, dishwasher with the popular slate finish)
- Hardwood floors

Presented by

John Dunlap,

Broker Of Record

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Bathrooms : 4

Bedrooms : 4

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REAL ESTATE LIMITED

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- Double-sided fireplace with stone hearth
- Views to south from kitchen
- Pantry in adjoining mud room
- Breakfast bar

Large Mud Room

With access from both the garage and the back door, the mud room was enlarged to include a full 3-piece bathroom, built-in storage shelves, pantry and tile floor for easy cleaning

Dining Room

On the north side of the home is a large dining room with bay window and views over the front fields. Hardwood floors

Living Room

The sun-filled living room has a picture window and a fireplace and opens into a main-floor office.

Office

The office overlooks the back yard and has a direct walk-out to the grounds. Double-sided wood burning fireplace. Pocket door. Hardwood floors.

Second Floor

The 2nd floor has 4 bedrooms and 2 full bathrooms.

Bedroom 1: This bright room has double windows with north views. Double closet

Bedroom 2: The 2nd bedroom has a walk-out to second storey deck. Closet

Bedroom 3: The 3rd bedroom offers a southern view and has a walk-out to the large deck which spans the southern side of the home

Also on this level are 3 linen closets and a 4-piece bathroom

Primary Bedroom Suite

The primary bedroom is on the east end of the home and has views to the north and east. The primary bedroom has a walk-in closet and an updated 5-piece en suite bathroom. The primary bedroom has its own deck and staircase down to the yard.

Lower Level

The lower level has several utility rooms, cold cellar and a large recreation space with laminate floors and woodstove plus an over-sized 2-piece bathroom.

OUTBUILDINGS

Five-Bay Garage

- 1 drive-in insulated bay
- 3 over-head doors

Restored Bank Barn

- Heated tack room

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- 6-stalls plus run-in section
- Steel roof and new cladding. Updated electrical
- Power and water

Coverall Building

- Large hay storage building

Farm Store

- Concrete floor, insulated, power

2 Large Steel-Sided Run-in Buildings with water and power

3 Regular Run-in Sheds

Green House

OTHER DETAILS

- The property benefits from lower property taxes due to Farm Class Tax Rate
- Automatic Generac generator for back-up power
- Propane forced air heating plus Lennox air conditioning system
- Drilled well
- Septic pumped Aug 2021 (southside of house)
- 2-car attached garage
- Apple, pear, plum, cherry trees
- Greenhouse to east of residence
- Six Miraco year-round automatic waterers in pastures
- Extensive board paddocks
- Fenced grass riding ring
- Bell internet service easily handles video calls and streaming
- Double laundry (2 washers, 2 dryers)
- Central vacuum system
- Inclusions: all electric light fixtures, refrigerator/freezer, dishwasher, built-in microwave oven, all broadloom where laid, garage door openers, automatic waterers. Exclude: cattle squeeze, decorative light switch plates.

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- Rental items: hot water tank(s), propane tank(s), Bryan's Fuel tank
- Interlock parking area to north of house
- Large, fenced back yard

Survey available