

585 Pleasant Hill Road  
*Landrum, SC*



**WWE**  
WALKER · WALLACE  
& EMERSON  
REALTY



For Additional Information or to Schedule Your Private Showing,  
Please Call Jeff Byrd 828-817-0012



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WALKER-WALLACE  
& EMERSON  
REALTY





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& EMERSON  
REALTY

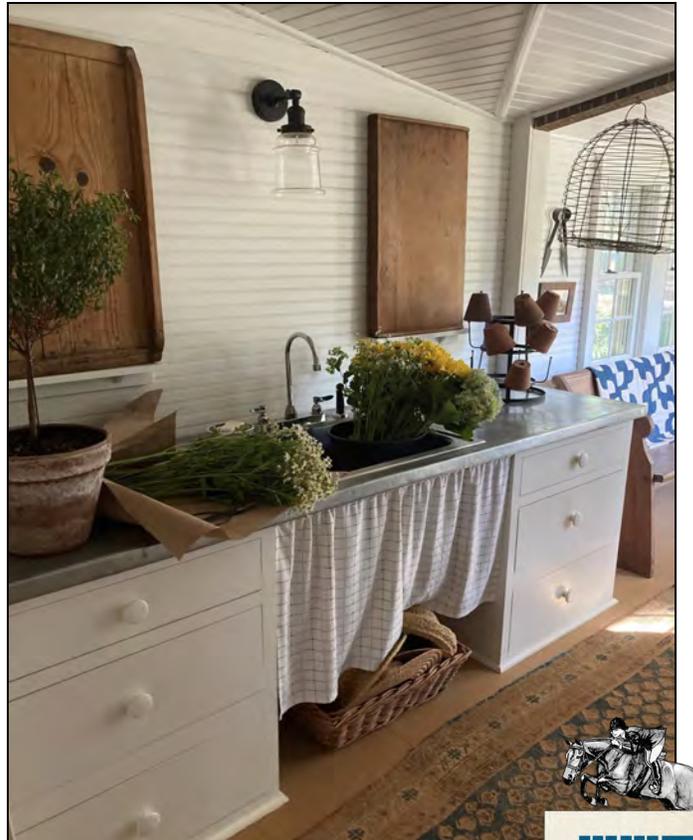




Guest Bedrooms









Primary Suite



Primary Bath





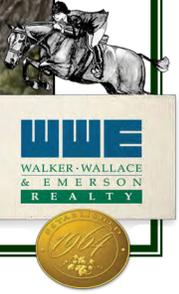
Guest Bath



Laundry Room



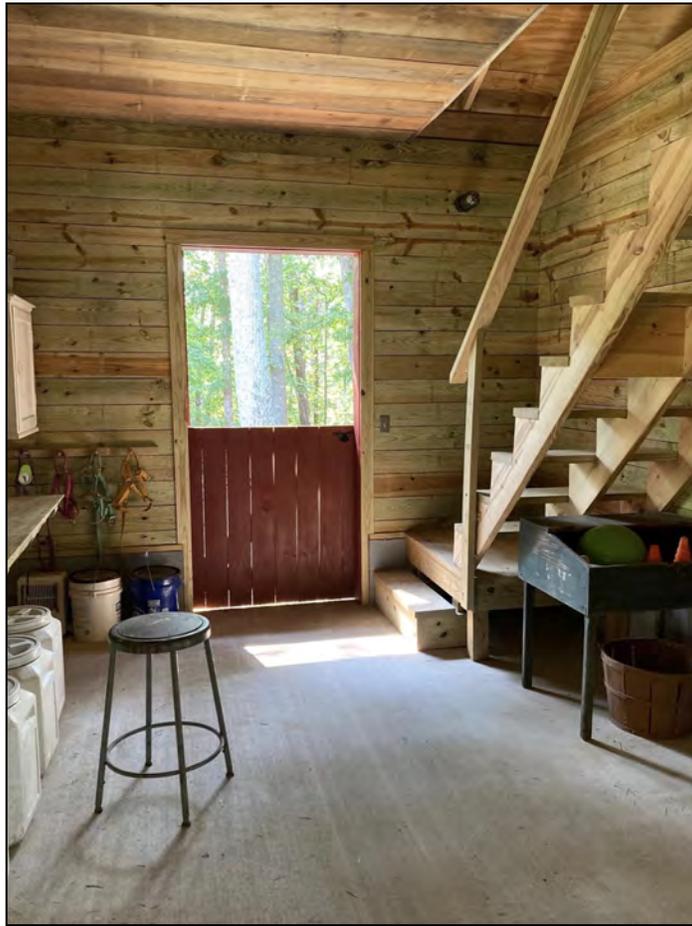
Mudroom Entrance





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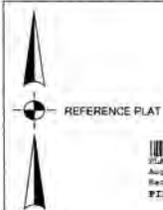




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**SURVEY FOR  
SCOTT & MARTHA BROWNE**  
GLASSY MTN. TWP., GREENVILLE CO., SO. CAR.  
LEGAL REFERENCE: DB, 1282-510, 1371-212  
PLAT REFERENCE: PB, 7L-56  
JULY 22, 2015  
BUTLER ASSOCIATES  
28 NORTH TRADE ST.  
TRYON, NC 28782  
828-859-5390



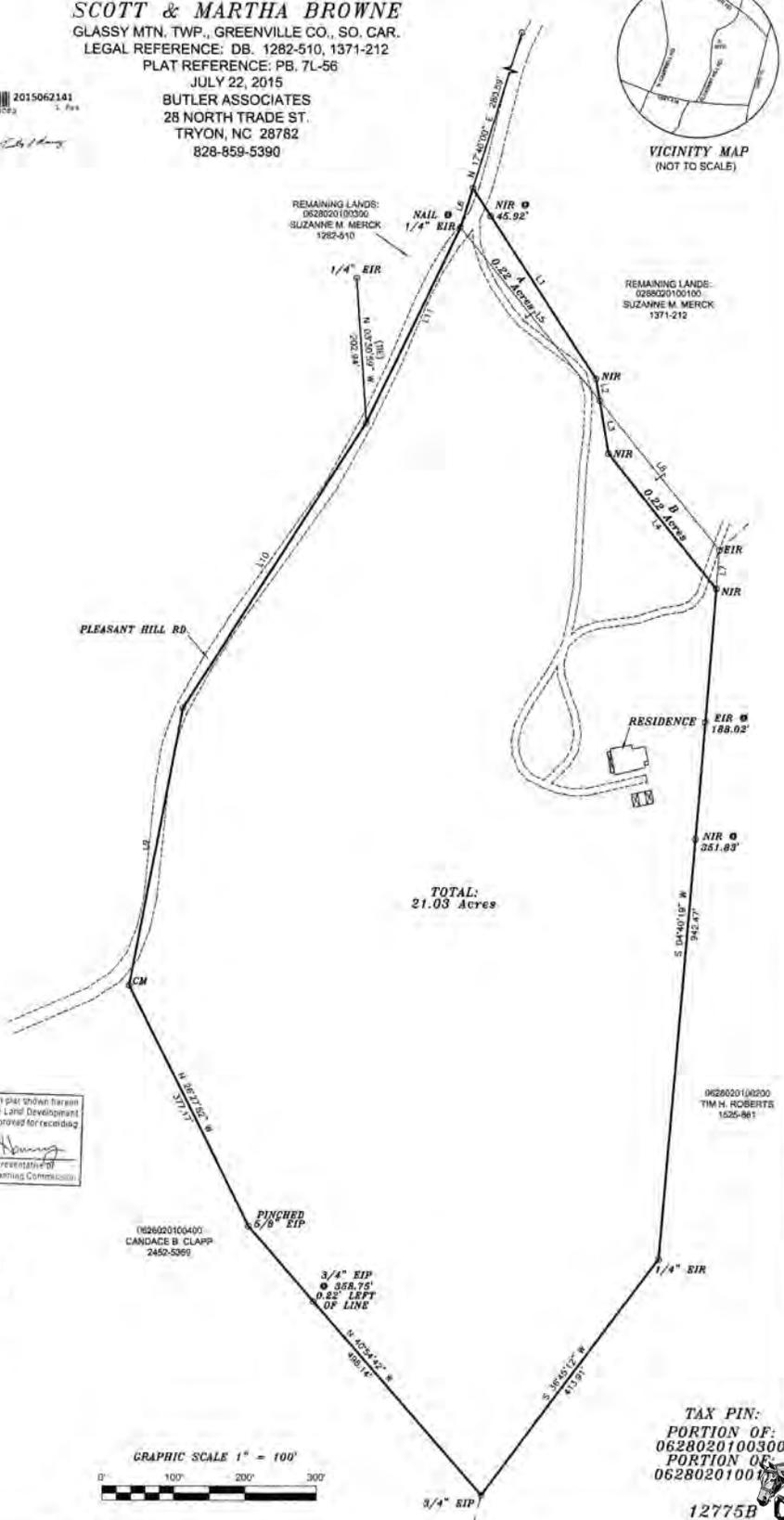
2015062141  
PLAT/FILED Book, PL 1215 Page: 0083 of 1 Page  
August 13, 2015 11:07:00 AM  
Fee: \$50.00  
FILED IN GREENVILLE COUNTY, SC



NOTES:  
THIS PARCEL IS SUBJECT TO ALL EASEMENTS  
AND RESTRICTIONS OF RECORD.  
  
NO TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.  
  
PARCEL "A" BEING A PORTION OF 0268020100100 IS TO  
BE RECOMBINED WITH 0628020100300.  
  
PARCEL "B" BEING A PORTION OF 0628020100300 IS TO  
BE RECOMBINED WITH 0268020100100.

- LEGEND:
- NIR - NEW IRON ROD
  - CM - CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - ⊕ - ELECTRICAL POLE
  - DRIVE/ROAD
  - - - ADJOINING BOUNDARY LINE
  - - - RW
  - OVERHEAD UTILITIES
  - BOUNDARY LINE

LINE	BEARING	DISTANCE
L1	S 37°48'54" E	318.84
L2	S 09°24'21" E	31.35
L3	S 09°24'21" E	74.80
L4	S 36°28'24" E	241.58
L5	N 38°41'56" W	310.69
L6	N 17°40'00" E	57.49
L7	N 04°40'19" E	54.72
L8	N 38°41'56" W	267.08
L9	N 10°45'58" E	398.50
L10	N 32°35'58" E	475.00
L11	N 25°47'18" E	503.78

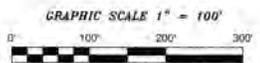


I hereby certify that the subdivision plat shown herein has been found to comply with the Land Development Regulations and that it has been approved for recording in the Register of Deeds Office.  
8-13-15  
Date  
K. Roberts  
Assistant Representative  
Greenville County Planning Commission

SC PLAT CERTIFICATION

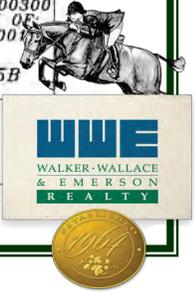
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, SC 49-480 (A)(3)(X).

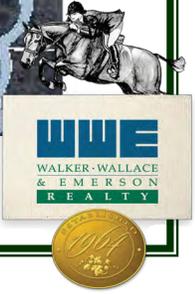
ROBERT B. BUTLER  
REGISTERED LAND SURVEYOR  
LICENSE NUMBER SC-12233

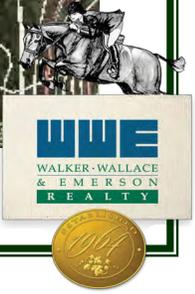
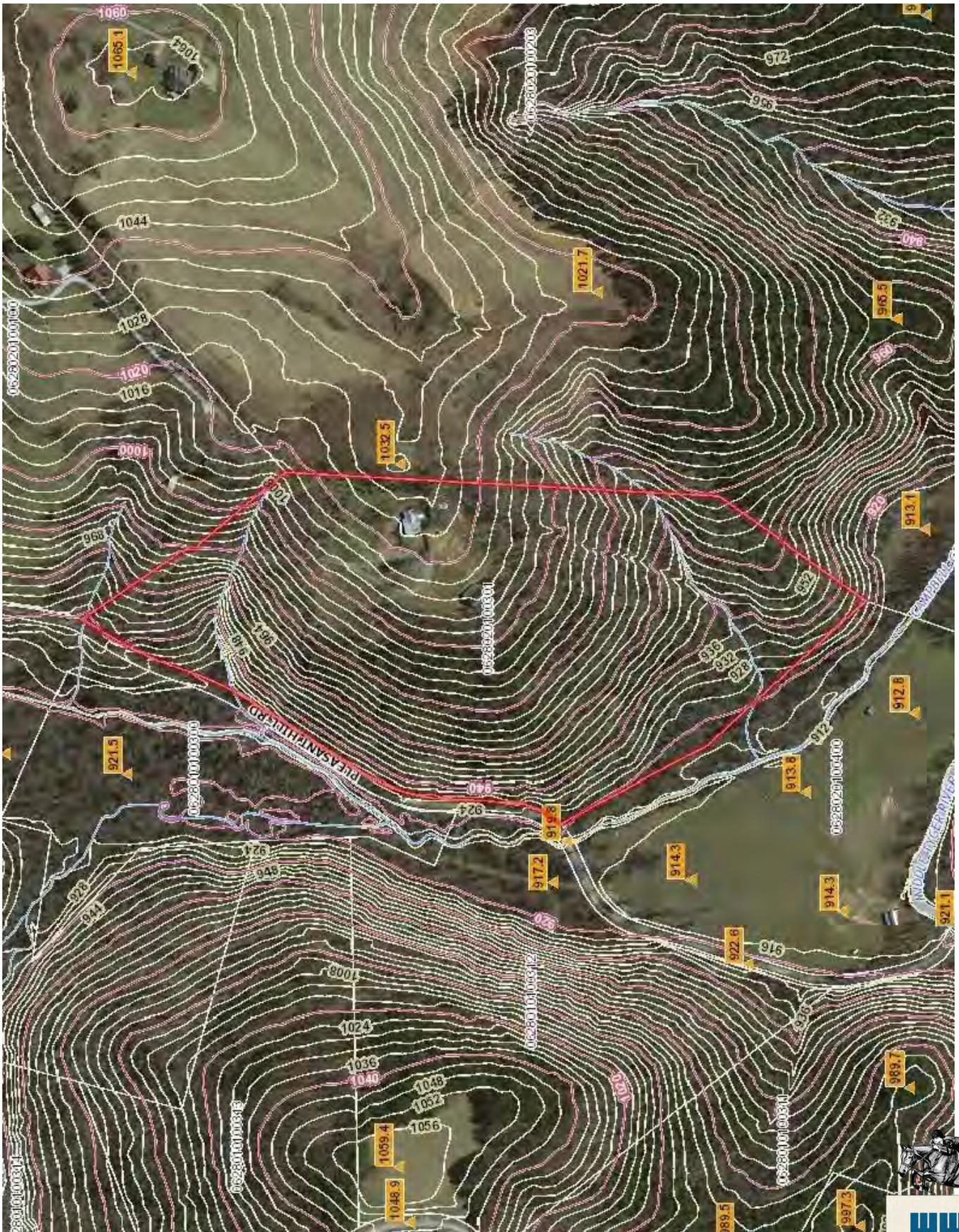


RATIO OF PRECISION: 1:10,000  
D-154-87

TAX PIN:  
PORTION OF:  
0628020100300  
PORTION OF:  
0628020100100  
12775B







# 585 Pleasant Hill Road, Landrum, SC

1800s farmhouse with two barns on 21 acres

## Overview:

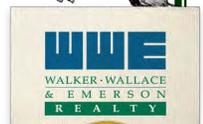
Situated at the foothills of the Carolinas is a lovely restored farmhouse circa 1840 with a year round mountain view. This home's original details include wide plank flooring, wood beams, hand-hewn ship-lapped walls, two working brick fireplaces, nine-over-six vintage windows and a front porch. Added modern conveniences include two full bathrooms, sizable closets, a mudroom, a laundry room and a farmhouse kitchen. Both exterior and interior paint colors are historic. A small barn near the house has a workshop with storage loft, a garden shed and a storage room with adjacent paddock and run-in. The brand new larger barn is 36ft x 36ft with three stalls, a tackroom/storage area and a 12x36 walkup storage loft. The 21 acre farm has been re-landscaped with a front spring garden and five dozen evergreen trees in a parklike setting. The property is part of GENTS- the Gowensville Equestrian Neighborhood Trail System- and conveniently located 30 minutes from the Tryon International Equestrian Center. Travel times- GSP(35 mins), AVL(45 mins), Asheville, NC (1 hour) and Greenville, SC(45 min). Nearby antique markets abound.

## Details:

Built 1840s	21 acres- 5 cleared, 16 wooded
2 bedrooms	2 full baths
living room with fireplace	dining room/study/guest room with fireplace
farmhouse kitchen	laundry room
utility room	mudroom

## Improvements:

- All interiors and exteriors repainted in historic colors
- Combination vintage and period appropriate light fixtures
- Six antique windows with custom wood storm windows in LR and DR
- 19 new Andersen wooden windows in bedrooms, bathrooms, mudroom and laundry room
- Custom woodwork throughout
- Smaller barn has garden room, workshop and storage with paddock/run-in
- Farmhouse kitchen includes Big Chill stainless steel range, antique cast iron drainboard sink





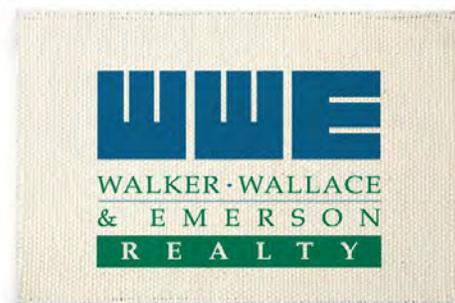
Jeff Byrd

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864-457-2448 ext 116 *office*

Jeff@JeffByrdTryon.com

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[wwwRealty.com](http://www.wweRealty.com)

Walker, Wallace & Emerson Realty

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