

3228 Grand Oak Ln - New Hill, NC 27562
Olive Upchurch Poole Lanier House c. 1855 on 10.03 acre lot
 Southern lot & house - tmls#2415808



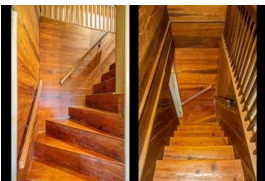
Travel back through time sitting on the restored front porch. The small flex space (office, hobby, play) with HVAC opens only onto the front porch. It was once a guest room for travelers needing lodging for the night. The history of the New Hill area reflects its location near major creeks, trading paths, old Hwy US1. Convenient access to all Triangle cities, universities, RTP, RDU airport, Interstate I-540.



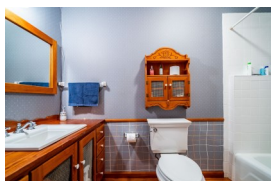
Enjoy the present while admiring original hand crafted wainscoting (LR), mantel pieces (LR & DR) and wide heart-pine walls & ceilings (DR). Ceilings are 9 ft in LR & DR and cathedral in 1980s added kitchen. A restored two story brick chimney provides open fireplaces in LR and upstairs bedroom suite (DR is decorative). Small room off DR is another flex space. Ribbons won by the seller's Alpine goats line the kitchen wall.



Live indoors and out. The 1980s addition included a back stair case in the family room that opens to the elevated back deck and south facing sunroom. The windows overlook and the deck stairs lead to paths, play area, pastures and gardens. Note the wide-planked heart-pine family room flooring that once lay across rafters in the nearby log outbuilding.



The original stairs & two bedrooms (with 8.5 ft ceilings) have natural finish wide-board, heart-pine paneled walls and ceilings. The master suite, with a full bath and fireplace, opens to a small, private 2nd story porch. The original structure is of wooden-pegged post and beam construction with hand-made doors (most with latches), inch-thick wide-board heart pine flooring, hand-planed wall boards.



The added back bedroom with cathedral ceiling and skylight includes a loft sleeping area/hide-away accessed by a heart-pine stepped ladder. The two upstairs bathrooms have had recent renovations to modernize fixtures and flooring. The downstairs smaller bathroom has a uniquely small antique footed tub. A nearby downstairs laundry room with side door access provides "mud room" convenience.



Two 10 acre lots are being sold together for \$1.2 M.

The southern lot, 3228 Grand Oak Ln (tmls#2415808), borders Chatham County and includes a renovated & expanded 3 BR/3BA, historic home, c.1855.

The northern lot, 3208 Grand Oak Ln (tmls#2415811), is a potential home site that includes wooded paths, orchard, pond, horse pastures, stables, riding ring.



The 1855 Greek Revival two story home is one of the few surviving pre-Civil War dwellings in western Wake County. Renovated and expanded in the 1980s, it features 3 BR & 3 baths and updates like thermal pane windows, glassed sunroom, geothermal heat pump.



The 1980s expansion added a sunlit kitchen overlooking the side herb garden, plus a large bright family room that adjoins a sunroom and deck, all overlooking a kid-friendly mature pecan tree, bee-hive yard oven, and pastures beyond.



Go to grandoaknc.com for tour, flyers, floorplan & history.

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The park-like setting includes green lawns and pastures, woodlands with many diverse shrubs flowering spring through fall, a formal herb garden, and a range of fruiting plants (pecans, feijoas, scuppernongs, blueberries, apples, peaches, figs).



The 1980s expansion added a sunlit kitchen overlooking the side herb garden, plus a large bright family room that adjoins a sunroom and deck, all overlooking a kid-friendly mature pecan tree, bee-hive yard oven, and pastures beyond.



Once serving as the detached kitchen for the 1855 house, this yet-to-be renovated post-and-beam building is the original house for these properties, dating to the late 1700s. It is an authentic Carolina Cottage (piazza house).



The old meat house has been repurposed as glass-sided green house and potting shed. A former owner, Pascal Upchurch, was famous for the award-winning hams he cured in this post and beam, pegged beam constructed building.



A second log animal barn, built in the 1950s, is a repurposed tobacco curing barn. Later modifications provide animal pens and a feed storage area. The added outside sheds can accommodate a horse plus additional smaller animals.



The large two-story clapboard sided barn with a tin roof is useful as storage and/or a shop. Built in the early 20th century, it was originally used to store tobacco.



The small log building behind the main house, built early 20th century, was the original tobacco grading shed. Dried leaves were humidified in the partially open lower level, then passed up through a trap door into an upper room for grading and



The upper room with cathedral ceiling is yet another flex space (office, hobby, play space), upgraded with bright interior lighting and mini-split HVAC. The now-secured floor trap door is visible in the foreground.



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The northern lot, 3208 Grand Oak Ln (tmls#2415811), is a potential home site that includes wooded paths, orchard, pond, horse pastures, stables, riding ring.



The southern 10 acre parcel on which the historic house sits includes two field-fenced pasture areas & a log barn outfitted with ample sheds for a horse or other large animals, plus a well-designed chicken coop.



The fenced garden areas (herbal, vegetable & decorative) include a greenhouse/potting shed (old smokehouse), small ponds, hide-away benches and a garden patio area.



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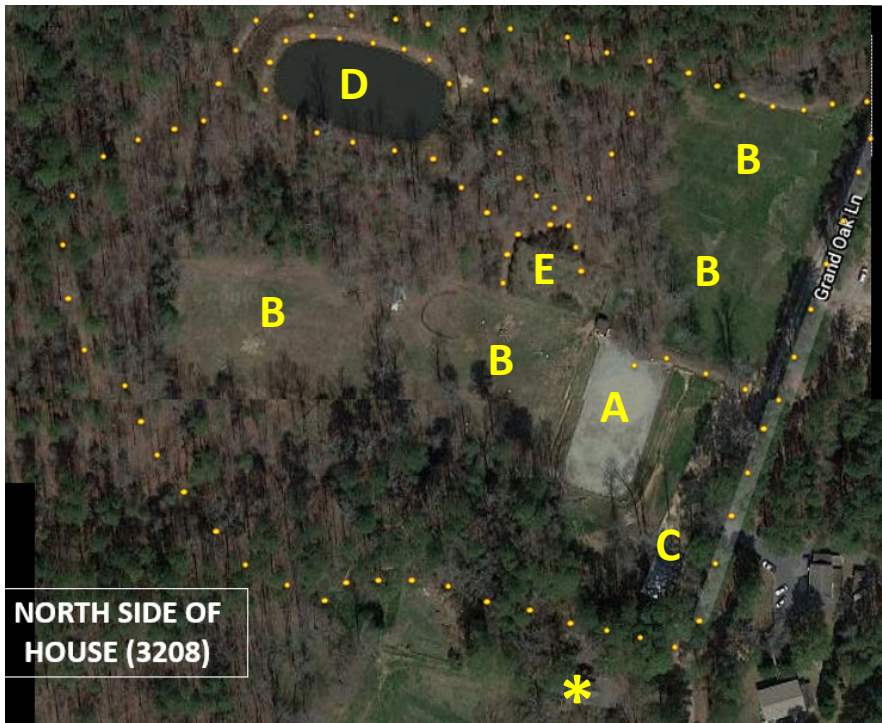
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3208 Grand Oak Ln - New Hill, NC 27562
10.53 acre lot with pond, pastures, stables, horse riding ring.
 Northern lot - tmls#2415811



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The large regulation-size riding ring is suitable for dressage or jumping. It was professionally constructed in 2001 and is well-drained with excellent sand footing for riding. A leveled round-ring pen area is nearby for training young horses.



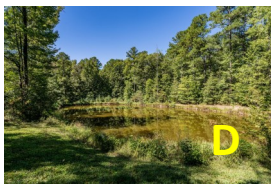
The northern 10 acres, a potential home site, has four fenced horse pastures, a riding ring and a hand-hewn log barn with 3 horse stalls. Pursuing a dream, the sellers are relocating to the North Carolina mountains and expanding their Alpine goat herd.

**NORTH SIDE OF
HOUSE (3208)**

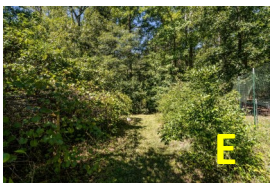
Follow the yellow dots, walking the northern lot starting with the log barn/stables (A), which is short distance from the renovated and expanded 1855 house (*) located on the adjacent on the southern lot (3228 Grand Oak Ln).



The hand-hewn log barn with 3 horse stalls includes adjacent sheds for storing hay & equipment or sheltering smaller animals. Several large horse stables and a leading vet facility are nearby.



Wooded paths lead down to the fishing pond periodically stocked with catfish and bream. A nearby wet weather stream drains the sloping field areas into small wet weather pond and below that via a stream that leads down to a more permanent stream on adjacent properties.



The orchard area has several heritage apple varieties, golden scuppernongs, blueberries, figs and plums. Both lots offer a park like setting with many diverse shrubs and plants flowering spring through fall.



The renovated 1855 house on the southern lot, 3228 Grand Oak Ln, has accessible pastures, woodlands, exotic plantings and tobacco era outbuildings. The location is convenient to all Triangle cities, universities, medical centers the Research Triangle Park (RTP) and the Interstate Highway.



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