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FARMS | ESTATES | LAND

## Lovey's Farm

1260 Beaver Island Trail Road  
Walnut Cove, North Carolina 27052

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# The Farm

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92.54 Acres Of Beautifully Maintained Land

Farm House

Guest House

Large Equipment Building w/Covered Porches

Recreational Building w/Greenhouse

Mix Of Open Hay Fields & Timbered Hardwood

~ 40 Acres Of Hay Fields

~ 45 Acres Of Hardwoods

Landscaped Grounds w/Mature Trees

3 Stocked Fishing Ponds [2.5 acres/1 acre/¾ acre]

Miles of Private, Named Trails Winding Through  
Woods & Fields (Hiking, ATVing, Hunting,  
Trail riding)





# Aerial Map



**Guest House**

**Total Acres | 92.54 Acres**

PID #698400-36-9117 | 91.45 Acres

PID #698400-37-5099 | 1.09 Acres





# Lovey's Farm

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Previously known as Sanford Cove, Lovey's Farm is a secluded and private 92-acre estate woven into the rich history of Walnut Cove, North Carolina. Long before the town received its charter in 1889, this land was settled along the "Carolina Road," a vital stretch of the famed "Great Wagon Road" that carried settlers from Pennsylvania and Virginia as they traveled south in search of opportunity and fertile ground. During the Revolutionary War era, it was the most heavily traveled road in Colonial America. Many of those early pioneers chose to remain in the Yadkin River Basin, drawn to its productive farmland and gentle landscape. Walnut Cove soon grew into an essential hub for trade, community life, and medical services, first welcoming travelers in Nissen wagons and later in Model T Fords. Today, this north-central region of North Carolina still holds the beauty, calm, and pull that captivated its earliest settlers. The land is a blend of open, manicured fields, mature hardwoods, and three large stocked ponds that shimmer between rolling hills. Wildlife thrives here, with deer, wild turkey, and countless other species calling the property home.

The renovated farmhouse at 1260 Beaver Island Trail Road blends timeless country character with modern comfort. The home features bright, open living spaces with oak hardwood floors, updated Pella windows, and vaulted, beam-accented ceilings. The kitchen is a beautiful centerpiece with honed quartz countertops, Medallion cabinetry, floating shelves, and premium appliances, flowing naturally into the great room's cathedral ceiling, brick fireplace w/ woodstove, and French doors to the outdoors. The main-level primary suite offers sweeping farm views, private access to the screened porch, and a spa-style bathroom with floor-to-ceiling tile and quartz finishes. Upstairs, two guest bedrooms and a loft nook provide inviting additional space, while the basement adds flexibility for storage, hobbies, or expansion.

Beyond the home, two exceptional buildings include a large equipment building with covered porches and a recreational building with an attached greenhouse — offering abundant space for equipment, projects, and storage, complemented by a heated garage and attached carport. The 2024 Morton Buildings guest house adds a private retreat for guests or income use, with a cathedral ceiling living area, modern kitchen, and full porch overlooking the property. Thoughtfully designed and impeccably maintained, this estate provides a rare combination of natural beauty, functionality, and privacy.







# The Farmhouse

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## Interior Features

Custom Built 1994

Extensive Renovations (2020-2021)

3 Bedrooms/2.5 Bathrooms

3,552 HLA Sq Ft

Main Floor Primary

Powder Bath

Vessel Sink w/Quartz Countertop

Built-In Storage Cabinet w/Drawers

Oak Hardwood Flooring Throughout

Cathedral Ceilings w/Wood Beams

Updated Light and Plumbing Fixtures

All Plumbing Fixtures Updated

Main Floor Laundry/Mud Room

Double Hung and Casement Pella Windows (2021)

Five-Panel Solid Wood Doors

Dutch Wood & Glass Back Door

## Exterior Features

2021 Metal Roof

Hardie Board Exterior

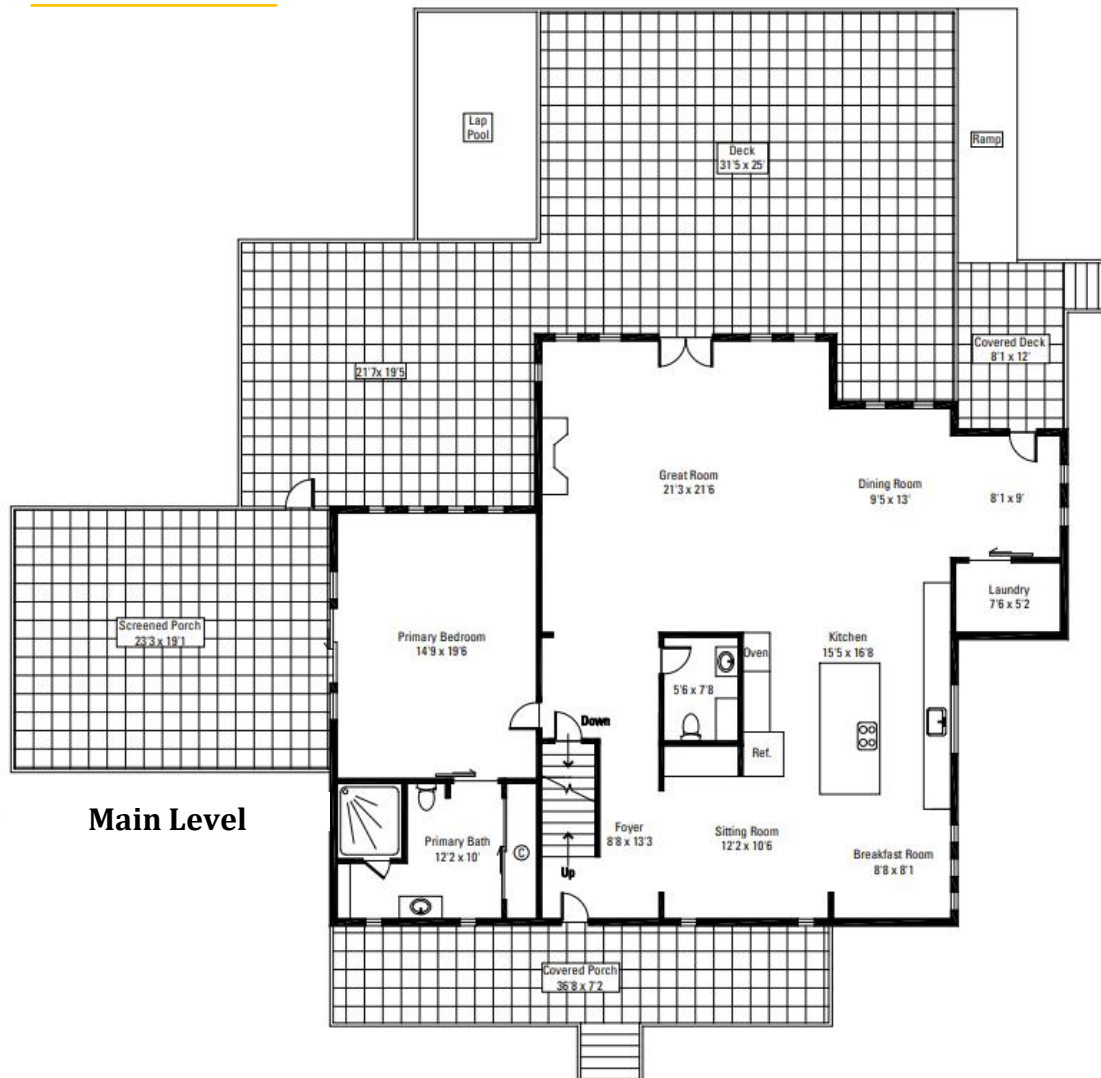
Rocking Chair Front Porch

Large “Trex Style” Back Deck

Shutters

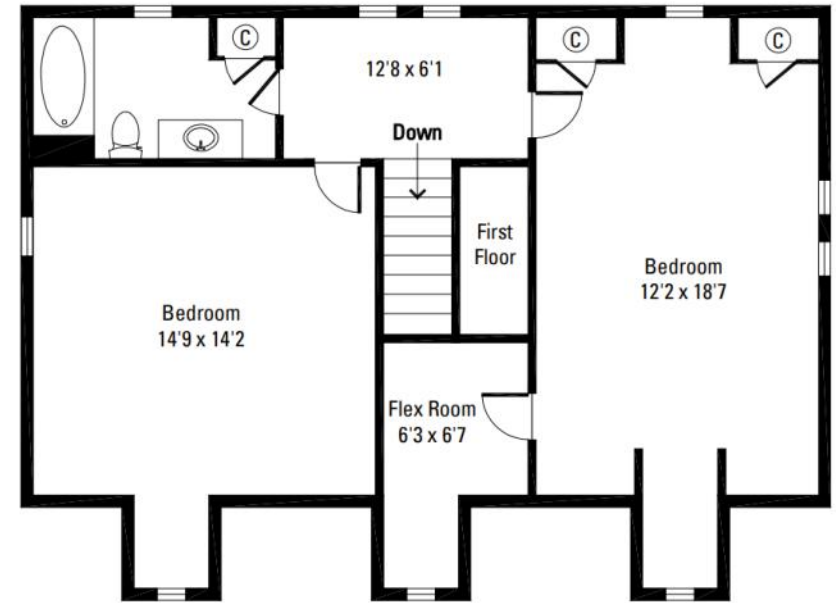


# Floor Plans

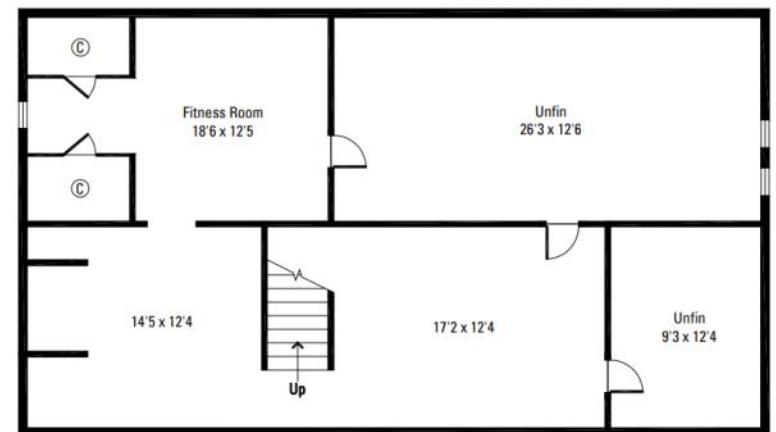


**Main Level**

Main Level	1,960 Sq Ft
2 <sup>nd</sup> Level	810 Sq Ft
Lower Level	
Finished	782 Sq Ft
Unfinished	512 Sq Ft
<b>Total HLA</b>	<b>3,552 Sq Ft</b>



**2<sup>nd</sup> Level**



**Lower Level**



## Sitting Room

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Built-In Display Shelving & Bookcase  
Cabinets  
Yellow Accent Wall  
Opens to Kitchen



## Breakfast Nook

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Built-In Benches w/Storage  
Walls-of-Windows for Natural Light  
Shiplap Ceiling









# Kitchen

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Honed Quartz Countertops

Tile Backsplash

Cathedral & Vaulted Shiplap Ceilings w/Beams

Farmhouse Porcelain Sink

48" Sub-Zero Refrigerator/Freezer

Wolf 5-Burner Gas Stove

BlueStar French Door Double Oven & Standard Oven

2 Bosch Dishwashers

Sharp Microwave Drawer

Custom Medallion Cabinetry w/Soft Close Drawers

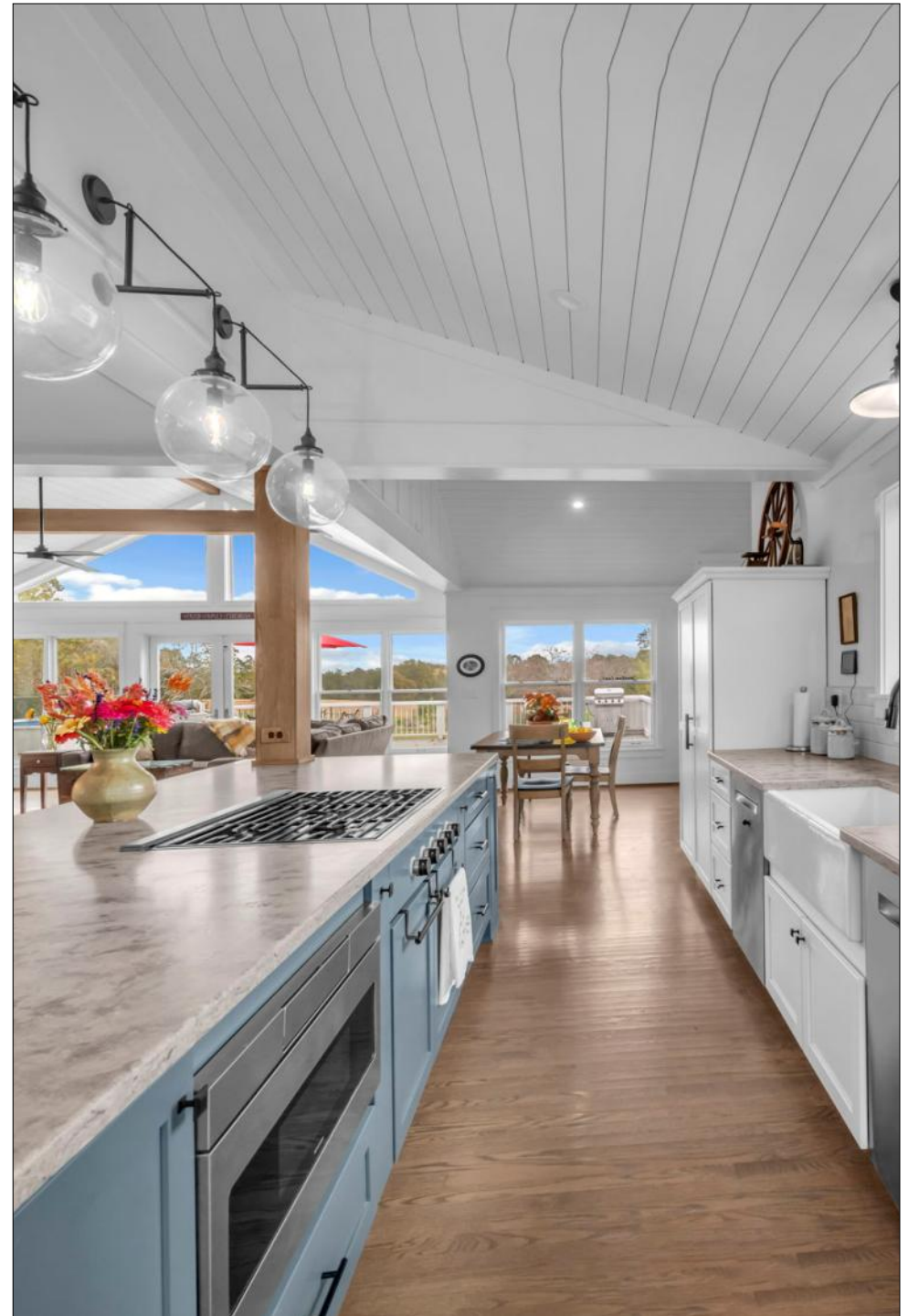
Under Cabinet Lighting

Pantry Cabinet w/Pull-Out Drawers

3 Wood Floating Shelves

Four-Chair Breakfast Island w/Wood Columns & Display Shelves

Glass Globe Pendant Light Fixtures





## Dining Area

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Vaulted Shiplap Ceilings w/Exposed Wood Beam  
Open to Kitchen and Great Room  
Alcove w/Dutch Door Opening to Back Deck



## Powder Room

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Vessel Sink w/Quartz Countertop  
Built-In Storage Cabinet w/Drawers & Quartz  
Countertop  
3 Floating Decorative Shelves  
Shiplap Accent Wall



# Great Room

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French Doors Opening to Back Deck  
Cathedral Ceiling w/Wooden Beams  
Brick Fireplace w/Hearthstone Wood-Burning  
Cast Iron Stove  
Wood Mantle  
Ceiling Fan Large  
Gable Window for Natural Light  
Shiplap Ceiling





# Main Level Primary Suite

## Bedroom

5-Panel Solid Wood Door Entry

Wall-of-Windows Overlooking the Farm

Wall-of-Sliding Glass & Screen Doors Opening to  
Screened Porch

Ceiling Fan



## Bathroom

Farmhouse Vanity w/Quartz Countertop

Frameless Glass & Floor to Ceiling Tile Shower  
w/Built-In Bench, Rain Head & Handheld

Built-In Dresser Vanity w/Quartz Countertops

3 Wood Display Shelves Above Dresser

Tile Accent Walls

Tile Flooring

Large Deep Wall Closet w/Sliding Door Entry &  
Solid Wood Shelving

Tile Floor





## 2<sup>nd</sup> Floor

Loft Space w/Built-In Bookshelves, Bench & Cabinet Storage

Overlooks 2-Story Foyer

Opposing Loft Reading Nook w/Large Windows & Open Railing

Overlooks Front Pasture

Accessed Through Guest Bedroom





## 2<sup>nd</sup> Floor

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### Bedroom #1

Ceiling Fan

Single Closet w/Bi-fold Door

Pull-Down Attic Access (*not floored*)



### Guest Bedrooms

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### Bedroom #2

Ceiling Fan

Two Closets w/Bi-Fold Doors

Wooden Shelving in Closets

Window Alcove





## 2<sup>nd</sup> Floor

### Upstairs Nook

Loft Reading Nook Over Foyer w/Large  
Windows & Open Railing  
Overlooks Front Pasture  
Accessed Through Guest Bedroom



### 2nd Floor Full Bathroom

Tub/Shower Combo w/Tile Surround  
Built-In Shampoo Cubby  
Backsplash Accent Wall Matching Shower  
Linen Closet w/Shelving  
Black Accent Tile Floor  
Pfister Sink  
Concrete Countertop  
Towel Bar Under Sink





# Lower Level

LVP Flooring

Partially Finished (782 Sq Ft Finished)

Workshop Area

Spacious Workroom w/Built-In Wooden Shelving

Ample Space for Tools and Storage

“Exercise Room”

2 Closets w/Bi-Fold Doors & Wooden Shelf

Doorway to Unfinished Basement Area w/Additional  
Storage and Utility Access





# Outdoor Living



Screened Porch (23' x 19')  
Exposed Beams  
Ceiling Fan  
Wall-of-Sliding Doors  
Accessed from Primary Bedroom  
Large "Trex Style" Back Deck  
Expansive Entertaining Space  
Overlooking Property  
Endless Lap-Style Pool (*HydroDrive System*)  
Outdoor Shower  
Direct Access from Living Room & Mudroom  
Views of Rolling Pastures and Ponds  
Rocking Chair Front Porch





# Beyond The Farmhouse

92.54 Private Acres (2 *Parcels*)

~ 40 Acres Of Hay Fields

~ 45 Acres Of Hardwoods

Landscaped Grounds w/Mature Trees

3 Stocked Fishing Ponds [2.5 Acres/1 Acre/ $\frac{3}{4}$  Acre]

Historical “Great Wagon Road”

Named Trails Meander Through the Woods

Walking/Horses/ATVs





# Accessory Buildings

## **Garage/Carport** (*Attached to Garage*)

Heated Garage — Single Car (23' x 21'8")

Workbenches

24' x 17'4" Carport — 2 Car Spaces

## **Equipment Building w/Covered Porches**

Electricity & Water

42' x 80' Structure w/2 Covered Porches

4 Motorized Garage Doors

2 Door Entrances

41' x 13' Front Covered Porch

13' x 50' Side Covered Porch (2 *Ceiling Fans*)

2 Decorative Cupolas w/Weathervanes

Ample Space for Equipment, Storage, or Hobby Use

Outdoor Lighting

## **Recreation Building w/Attached Greenhouse**

40' x 24' Building w/Attached Greenhouse

2 Large Glass Garage Doors

Decorative Cupola w/Weathervanes

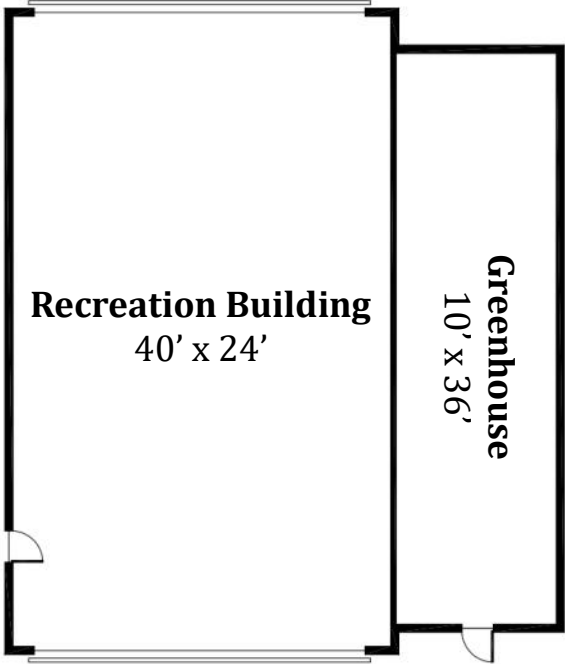
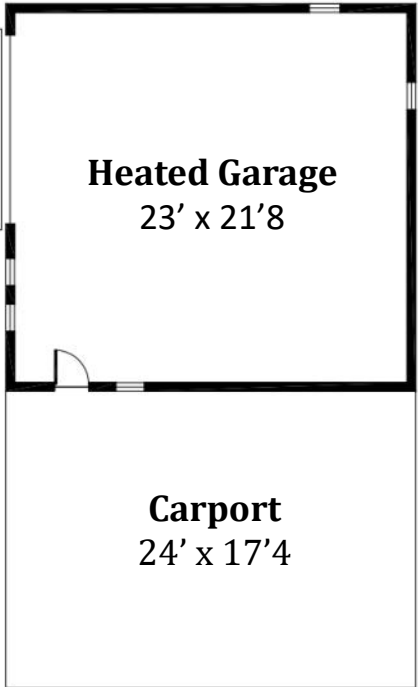
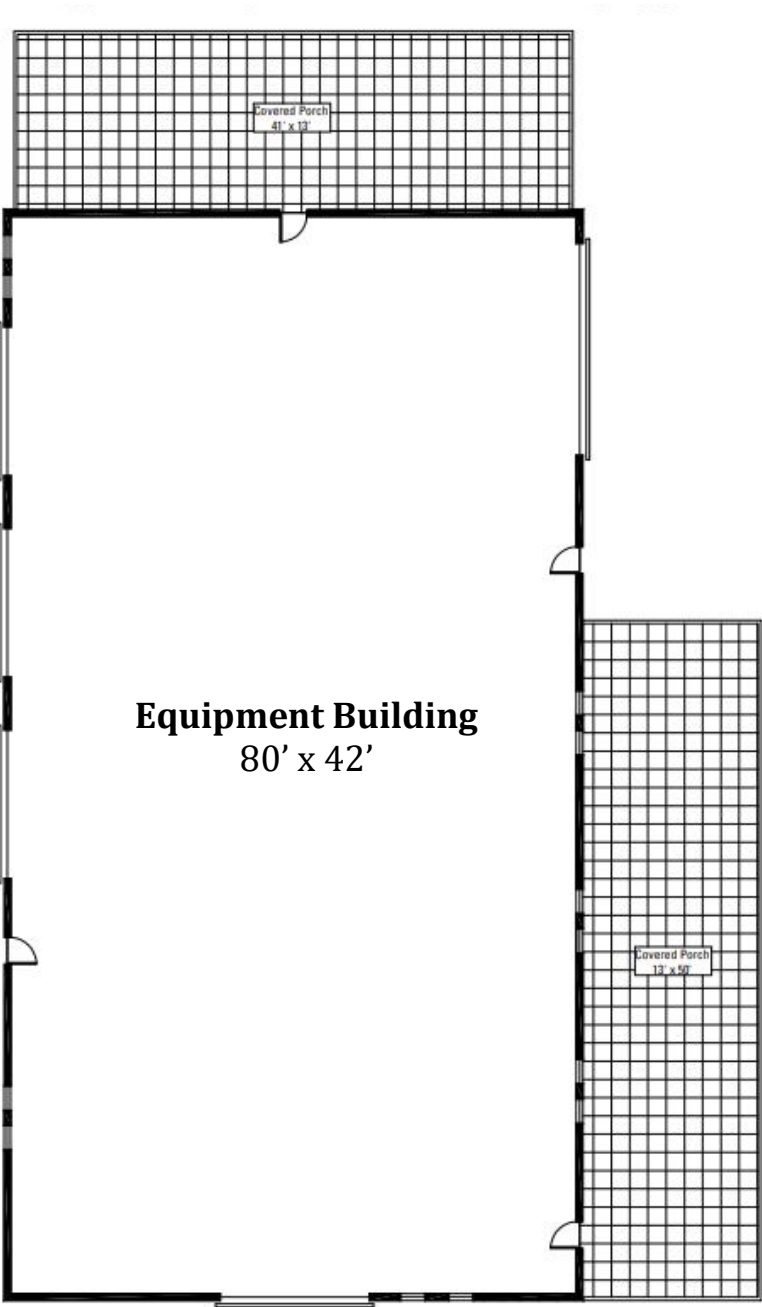
Ideal for Gardening, Storage, or Project Space

Outdoor Lighting

## **Tractor Shed** (48' x 12')



# Accessory Buildings Floorplans













# Guest House

## Exterior Features

2024 Custom Morton Buildings Construction

Easy Access To Main Driveway

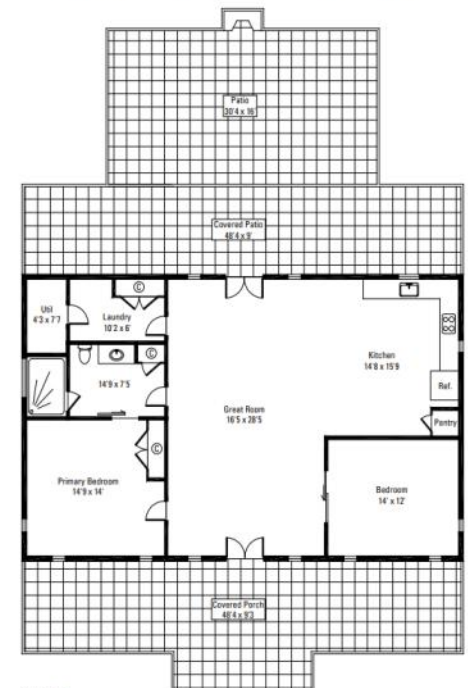
Peaceful Views Of Surrounding Acreage

Private Covered Back Porch

Large Front Porch w/ Exposed Timber Trusses  
w/ Stone Columns

Paver Patio

Modular Block Outdoor Fireplace w/Built-In Bench Wall





# Guest House

## Interior Features

Open-Concept Living, Dining, & Kitchen Area

Generous Natural Light Throughout

1,467 Sq Ft — 2 Bedrooms/1 Bathroom

Luxury Vinyl Plank Flooring Throughout

Cathedral Ceilings

Electric Fireplace Built Into Cabinet

Full Kitchen w/Samsung Appliances

LG Washer/Dryer

## Primary Bedroom

Ceiling Fan

Murphy Bed Doubles as Desk w/Bookshelves  
& Cabinets

Laundry Room

Stackable Washer & Dryer

## Bathroom

Frameless Glass Door Shower w/Tile  
Surround

Shampoo Cubby

Rain Head & Handheld Shower

Decorative Tile Flooring in Shower

Large Vanity w/Quartz Countertop

## Living Room

Electric Fireplace Furniture/Cabinet

Cathedral Ceiling

Ceiling Fan

Large Flat Screen TV

## Kitchen

3 Wooden Floating

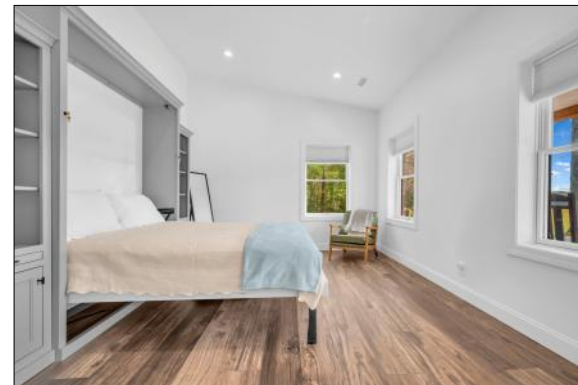
Shelves

Stainless Steel Fridge/  
Freezer

Stainless Steel Oven  
and Electric w/Kitchen  
Hood

Dishwasher

Farmhouse Sink





## Mechanicals

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Electric Hot Water Heater (2021)  
Buried Leased Propane Tank  
AmeriGas (500 Gallon)  
Two Heat Pumps / Central Air (2021)  
Septic System – New drainage field  
installed  
Well (2019) – New Main House Well  
Pump (2023)  
Radon Mitigation System  
Spectrum Internet & Cable



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Premier

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