



1322 PALMERS GROVE CHURCH ROAD
HILLSBOROUGH, NORTH CAROLINA



**CHARMING COUNTRY RETREAT
MINUTES FROM HILLSBOROUGH**
If this land could talk...



Tucked back from the road on a peaceful 3.17 acres, 1322 Palmers Grove Church Road is making its market debut for the first time in over 100 years. Before the current brick ranch was constructed, several hand-built log cabins housed earlier generations on this land; children and grandchildren lived and played here, many of whom still live nearby. The largest cabin was moved up the hill and farther back on the property in the 1980s where it still sits: a perfect little cabin in the woods, ready for your imagination and creative reuse. The main home, a 1,771 square foot single-story brick ranch, sits on the original homesite and continues to offer country living while adding modern amenities and convenience.



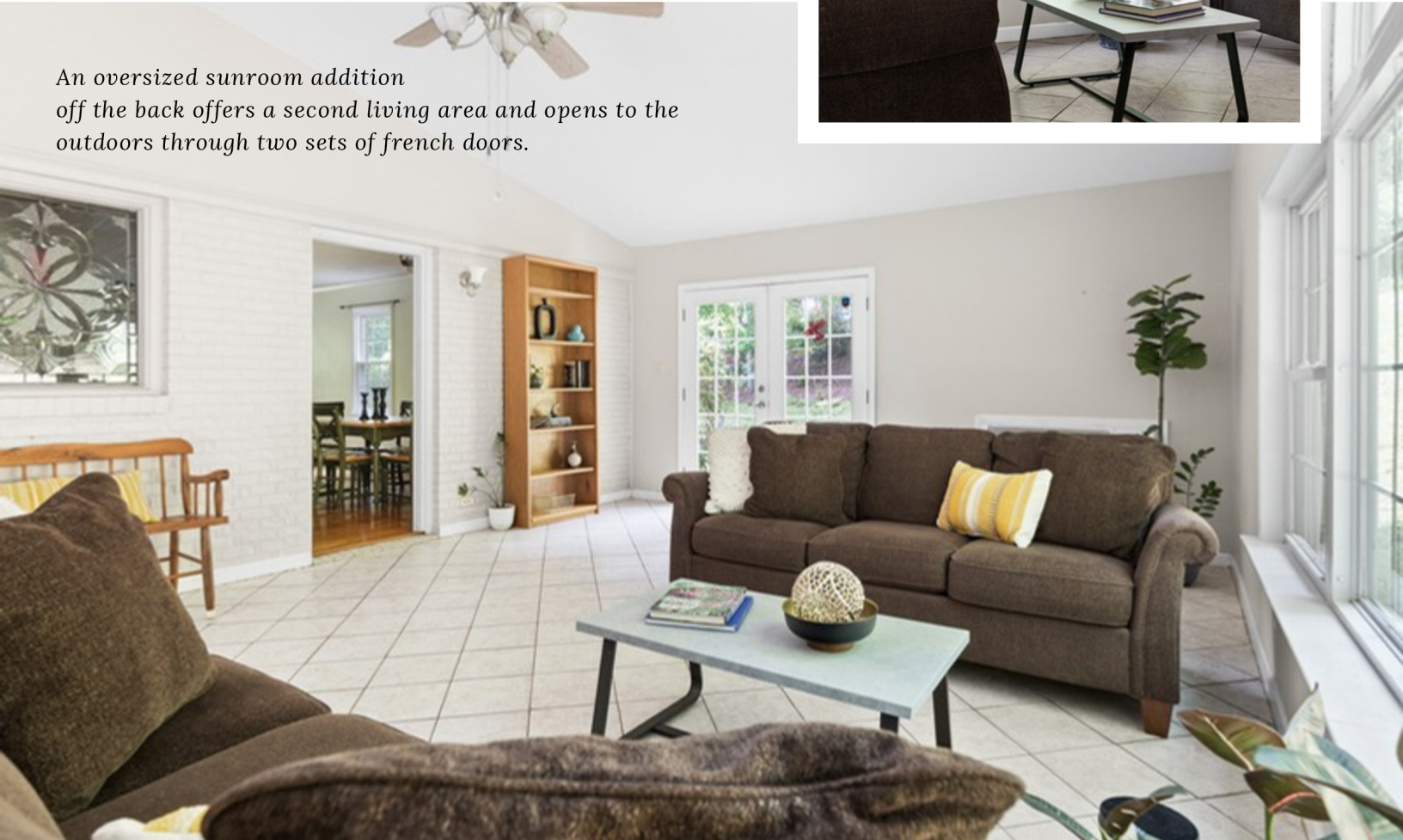
2 BEDROOMS + ADDITIONAL ROOM | 2 BATHROOMS | 1,771 SQUARE FEET | 3.17 ACRES



Inside, living, dining and kitchen spaces flow seamlessly together, while the bedrooms and bathrooms are tucked down a hall for privacy; use the two bedrooms and extra office/flex room however you see fit.



An oversized sunroom addition off the back offers a second living area and opens to the outdoors through two sets of french doors.





Easy access to Hwy 70 and I-85 makes short work of the commute to Hillsborough, Durham and all points west. Just a few minutes off Hwy 70, the peace and quiet is palpable. Relax on the front porch while taking in the view of the neighbor's pond, or head to the two rear decks to enjoy views of the flora and fauna of northern Orange County. The land lives like a park, with tall trees for shade, thriving native plants, mossy woods and a small creek to explore.

Built during a time when homes were made to last, this one makes it easy to say Yes: there's no down-to-the-studs work needed here—you can spend your creative energy on fun projects, making your own version of "The Perfect Home."

In addition to the house and log cabin, there's a rustic outbuilding—ideal for hobbies, storage, or workshop use—there's actually space enough for all three.

Land, homes, history, convenience.

A picture perfect combination, waiting for its next chapter.



- 1,771 SF MAIN HOME
- 164 SF FRONT PORCH
- 161 SF BACK DECKS
- 324 SF ORIGINAL LOG CABIN
- 826 SF CARPORT + WORKSHOP
- CRAWLSPACE VAPOR BARRIER
- NEWER ROOF (<2 YEARS)
- NEWER HVAC (<5 YEARS)