



1194 BEAR CREEK ROAD

Large House on 52 Acres of Prime Real Estate



MOSAIC
COMMUNITY LIFESTYLE REALTY

4 Bedrooms, 2.5 Bathrooms
2,955 Square Feet • 52 Acres
MLS #3891025

INFO

1194 Bear Creek Road
Leicester, NC 28748
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FEATURES

- 52 acres of prime real estate in Alexander
- 40+ acres of mature, thriving forest surrounds the main compound
- Almost 8 acres have been cleared around main compound
- Two intermittent creek beds originate on the property (one spring, one rain fed)
- Nearly 2,000 feet along Newfound Creek
- Several trails and old logging roads cleared; able to access almost entire property
- So much clear, southern sky offers tremendous solar and gardening potential
- Diverse tree and animal species
- Open Use zoning designation allows for a wide array of potential uses
- Huge 1971 house is well maintained and a blank slate for cosmetic upgrades to suite
- Roof replaced 2019; New HVAC in Dec 2020



South-Facing Deck Views



Private Estate with Acres of Southern Exposure



Flat Driveway and Mountain Views



Stunning, Floor-to-Ceiling Windows ...



... and Vaulted Ceiling ...



... Enhance the Versatile, Open Living Space



Cozy, Wood-Burning Stove/Fireplace



Rock Wall Staircase



Open Kitchen/Dining Combo



Large Kitchen Island



Tons of Cabinet and Pantry Space



Spacious Dining Area with Views



Half Bath and Laundry off Kitchen



Primary Bedroom



Double Closets in Primary Bedroom



Walk-in Closet and Ensuite Bathroom



Original 1971 Avocado Tile



Large Vanity



First/Front Guest Room



Second/Middle Guest Room



Third/Back Guest Room



Hall Guest Bathroom



Basement Bonus Room Gets Plenty of Light



Second Cozy, Wood-Burning Fireplace



1000+ SF in the Unfinished Portion of Basement



Billiard and Trophy Room Contains ...



... the Silverware Doc Humphrey's Prized Beagles Won



Doc Raised Generations of Beagles



He Chose 1194 Bear Creek for the Privacy



West Side Deck



South Enclosure



Southwest Deck View



Great Solar and Gardening Potential



West Side Yard



Enclosed Dog Run



Eastern Edge, Looking Southwest into Property



Northern Edge, Looking out of Property



Logging Roads and Trails



Biodiverse Forests



Newfound Creek



Mostly Farms Upstream



Heron Have Been Seen Visiting This Site



Dilapidated Tobacco Barn, Full of Aged Lumber



Great Well Water



Acres Cleared around Main Compound

1194 BEAR CREEK ROAD

Large House on 52 Acres

Leicester, NC 28748



40+ Acres of Mature, Thriving Forest



Cleared Trails and Logging Roads



Open Use Zoning



Nearly 2,000 Feet Along Newfound Creek



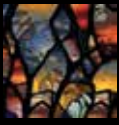
Long Range Views without Climbing a Mountain!



Forest Buffer Surrounds Main Compound



Gently Rolling Property



Large House on 52 Acres

52 acres of prime Alexander real estate. Open Use zoning. No deed restrictions. Retreat center? Vineyard? Sportsman’s paradise? Self-sufficient family compound? 40+ acres of mature, thriving forest surround the main compound with roughly eight acres cleared. There is wonderful well water, plus spring-fed and rain-driven creek beds, as well as nearly 2,000 feet along Newfound Creek. Cleared trails and old logging roads allow access to almost the entire gently sloping parcel. At the heart of the former home of Doc Humphrey’s Blue Ridge Beagles sits a well-loved, sprawling light- and view-filled ‘70s rancher that offers 4 BRs (incl. primary suite on main), 2.5 baths, open living spaces, enormous deck, attached garage, tons of basement space, and a wood-burning fireplace on each level. Great southern exposure around the house for solar and gardening, and biodiversity abounds with herons, hawks, and deer passing through. Private country estate only 10 minutes to grocery and 20 to downtown.



For more information, please contact:

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DIRECTIONS

From downtown, take Patton Avenue to New Leicester Highway and turn right. Follow out to the Leicester Ingles, and turn right on Mount Carmel Road. Continue until the light at the Gulf station, turn left on Old Leicester Highway. At Juno Tire, turn right on Bear Creek Road. Follow to 1194 Bear Creek, on the left.