



Breedlove®

FARMS | ESTATES | LAND

Lovey's Farm

1260 Beaver Island Trail Road
Walnut Cove, North Carolina 27052

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Premier

Sotheby's

INTERNATIONAL REALTY



The Farm

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





Lovey's Farm

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

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

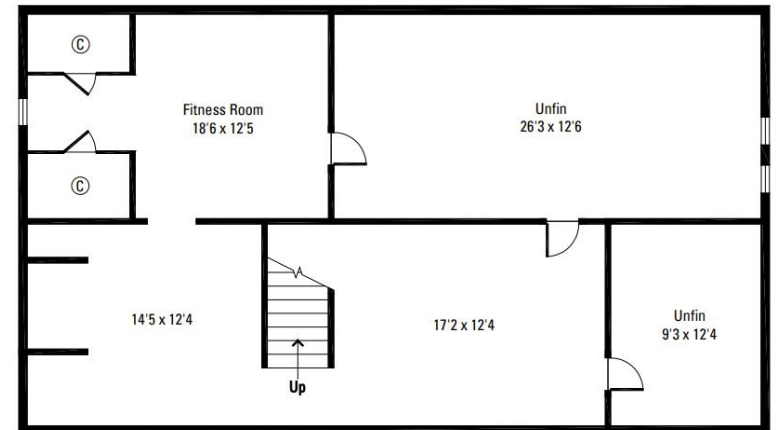
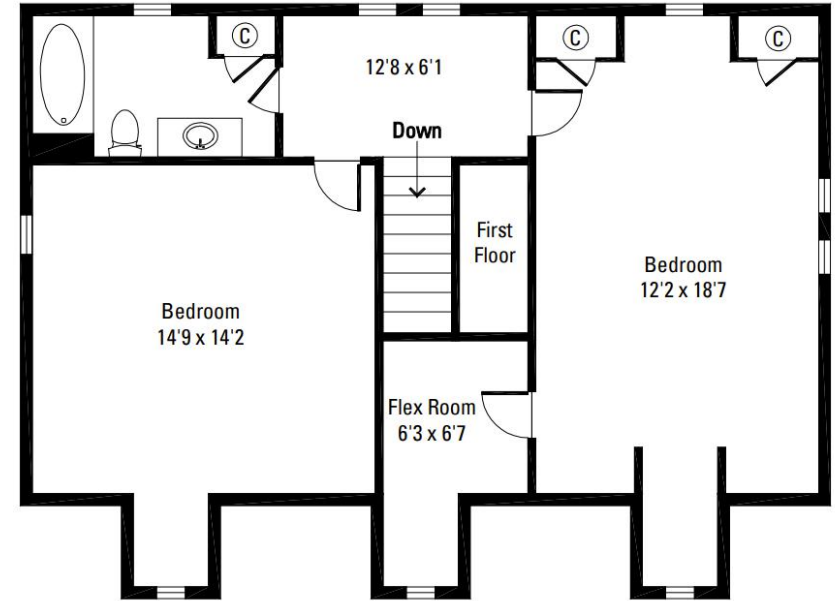
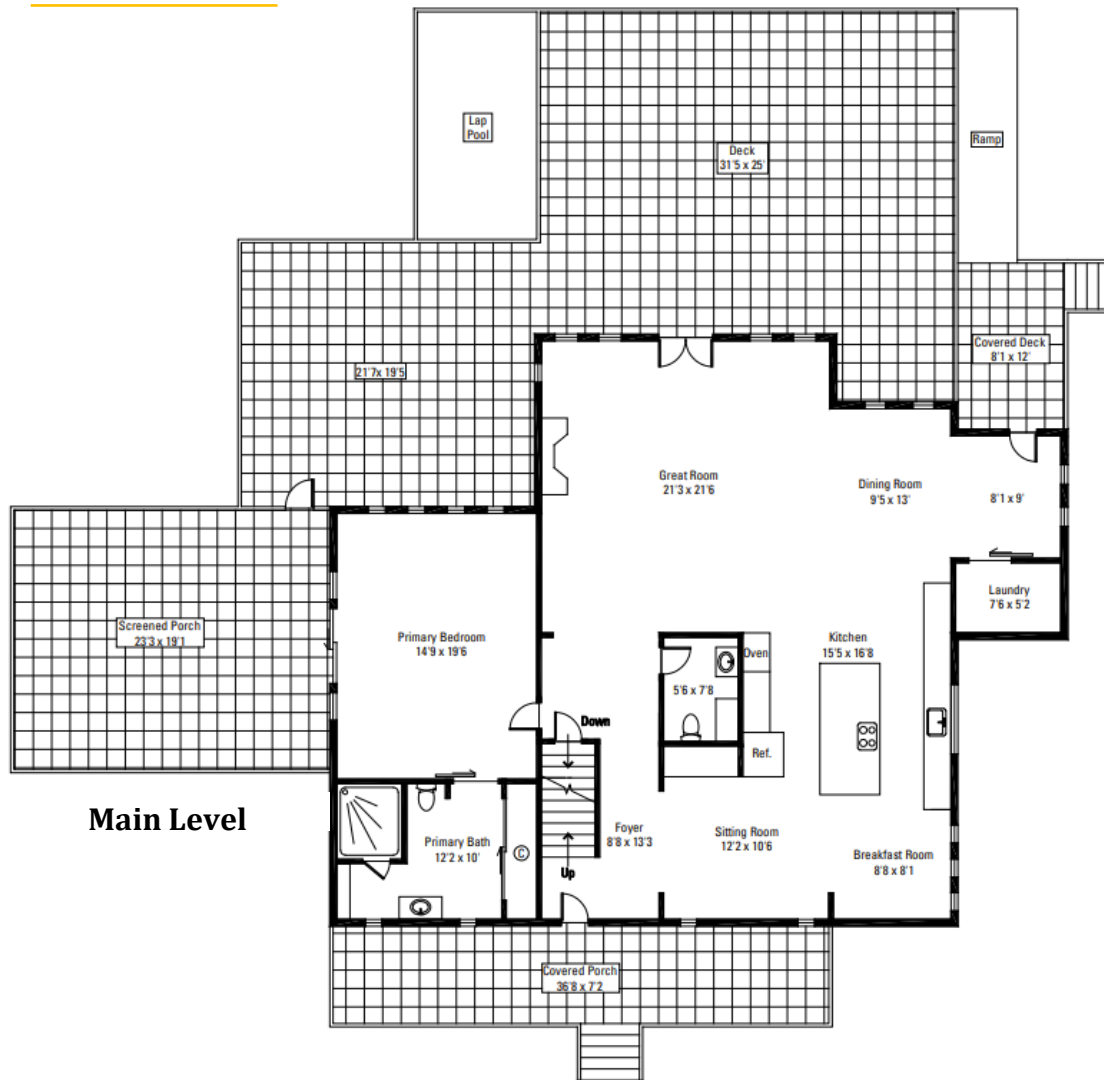
Rocking Chair Front Porch

Large "Trex Style" Back Deck

Shutters



Floor Plans



Main Level	1,960 Sq Ft
2nd Level	810 Sq Ft
Lower Level	
Finished	782 Sq Ft
Unfinished	512 Sq Ft
Total HLA	3,552 Sq Ft

Sitting Room

Built-In Display Shelving & Bookcase

Cabinets

Yellow Accent Wall

Opens to Kitchen



Breakfast Nook

Built-In Benches w/Storage

Walls-of-Windows for Natural Light

Shiplap Ceiling





COOK

Give us this day our daily bread

Kitchen

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

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



Powder Room

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

Great Room

French Doors Opening to Back Deck
Cathedral Ceiling w/Wooden Beams
Brick Fireplace w/Hearthstone Wood-Burning
Cast Iron Stove
Wood Mantle
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



2nd 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



2nd Floor



Bedroom #1

Ceiling Fan

Single Closet w/Bi-fold Door

Pull-Down Attic Access (*not floored*)



Guest Bedrooms



Bedroom #2

Ceiling Fan

Two Closets w/Bi-Fold Doors

Wooden Shelving in Closets

Window Alcove



2nd 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

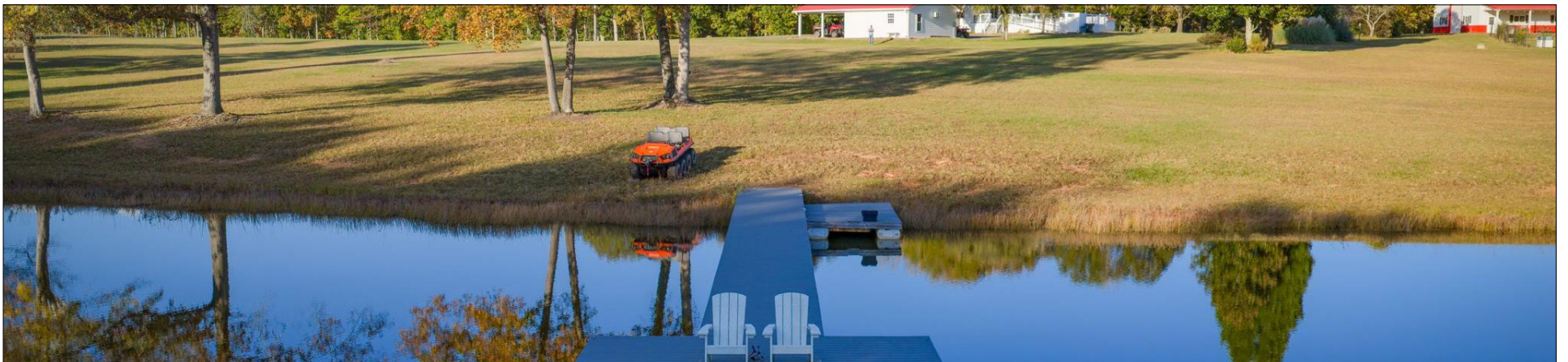
Landscaped Grounds w/Mature Trees

3 Stocked Fishing Ponds [2.5 Acres/1 Acre/¾ 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

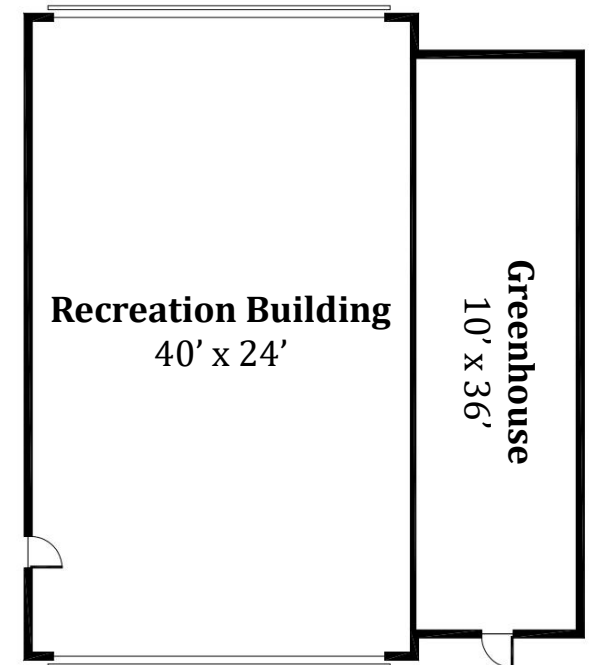
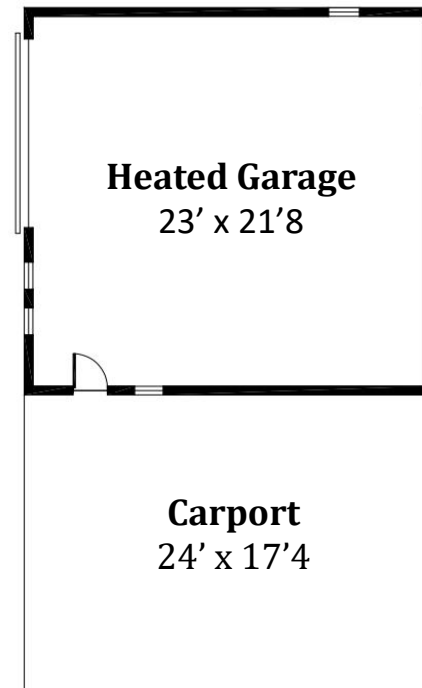
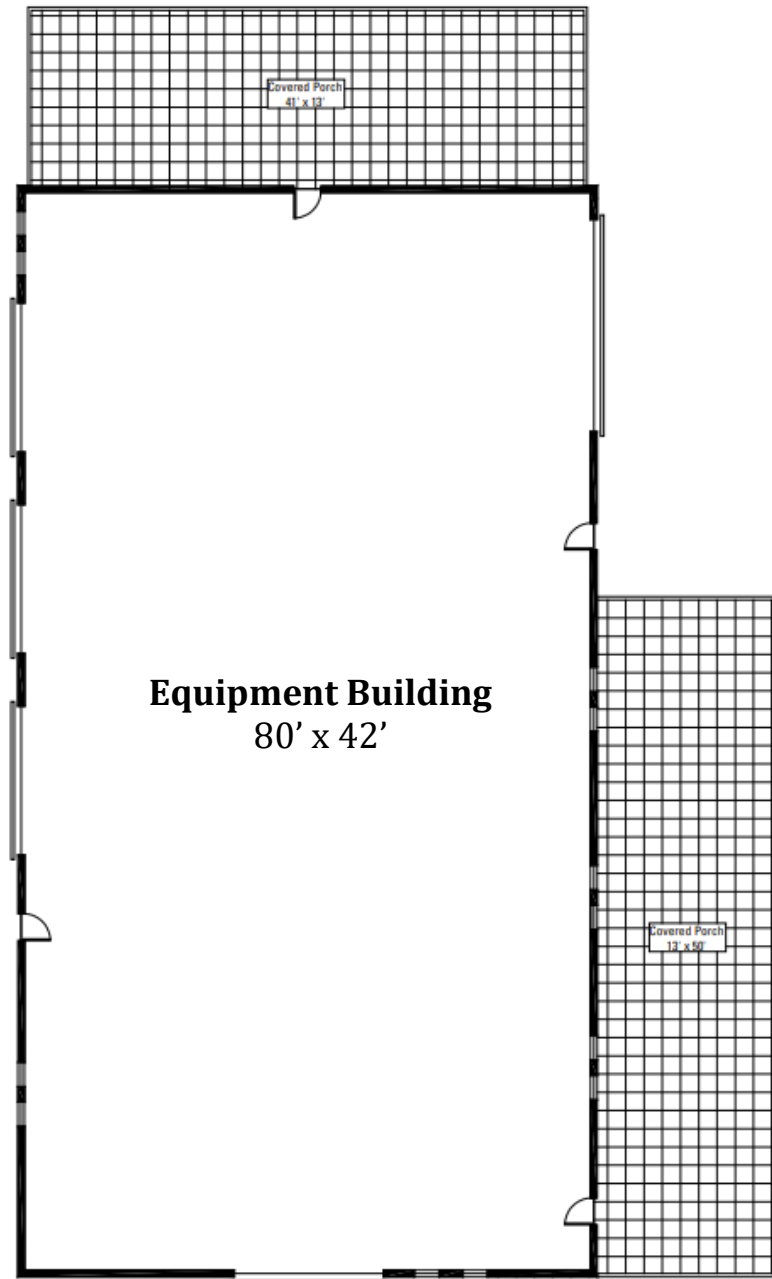
Ideal for Gardening, Storage, or Project Space

Outdoor Lighting

Tractor Shed (48' x 12')



Accessory Buildings Floorplans







Guest House

Exterior Features

2024 Custom Morton Buildings Construction

Easy Access To Main Driveway

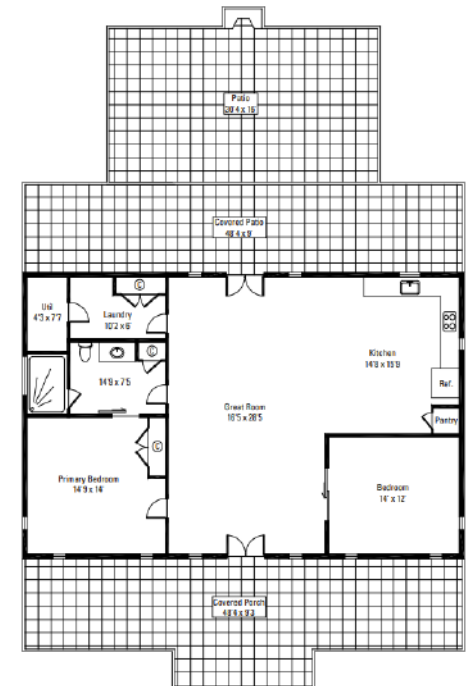
Peaceful Views Of Surrounding Acreage

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

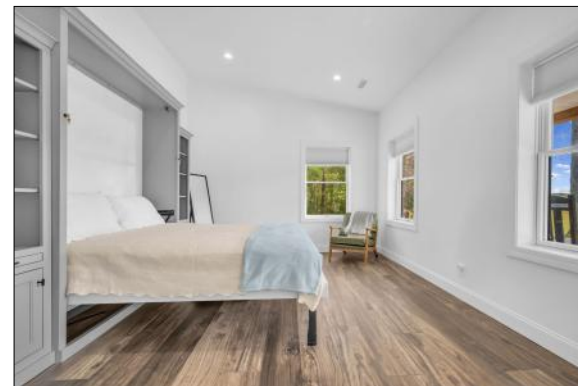
Frameless Glass Door Shower w/Tile
Surround
Shampoo Cubby
Rain Head & Handheld Shower
Decorative Tile Flooring in Shower
Large Vanity w/Quartz Countertop

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



A scenic view of a lake with a boat, a dock, and trees under a blue sky with clouds. The water is calm and reflects the sky and surrounding greenery. A small orange and black motorboat with two people is moving across the water, leaving a wake. On the right side, there is a wooden dock with two white chairs. The background is filled with lush green trees and a clear blue sky with scattered white clouds.

Mechanicals

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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