



4045 Bloomville Road

This 4-bedroom brick colonial house sits on an elaborately landscaped 15+ acre lot located five minutes south of Manning, and a few miles from I-95 and the beautiful Santee Lakes (Moultrie & Marion). It features a saline pool with a recently built deck and pergola, two-car carport, large equipment garage, finished pool house, and a newly constructed 30x40 metal building with lean-to and two 14-foot doors.

The tasteful landscape includes blueberries, figs, pears, pecans, serviceberry and much more! The home sits on 4 acres surrounded by 10+ acres of mixed hardwood-pine, with a 3/4-acre field out back perfect for a pasture or food plot. Turkey, deer, and dove are abundant for the outdoorsman.

This property is a private and peaceful rural residence.

LOCATION

Manning - Clarendon County
60 Miles from Georgetown (1 Hr)
90 Miles from Charleston (1.5 Hrs)
TMS# 189-00-03-009 & Portion of 189-00-03-014

PROPERTY HIGHLIGHTS

15.44 Acres Total
10+ Acres of Mixed Hardwood-Pine
3,067 sq ft Renovated Brick House
Saline Pool w/ Deck, Pergola, Finished Poolhouse
30'x40' Outbuilding with Power

OFFERED AT \$569,000



4045 BLOOMVILLE ROAD, MANNING, SC 29102

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PROPERTY DETAILS

4045 Bloomville Road



Main House

3,067 Square Feet, 4 Bedrooms, 3.5 Bathrooms
2-Car Carport w/ Large Overhead Storage
Built 1980, Renovations over the Last 5-10 Yrs
Well/Septic System

Exterior:

Brick and Vinyl Accents
Roof: Architectural Shingles, 2018
Seamless Clog-free Gutters, 2019
Encapsulated Crawl Space, 2014
Covered Front Porch with Swing
Storm Doors, 2022

Interior:

Flooring: Hardwood, Carpet, Tile
Gas Log Fireplace in the Living Room
Kitchen: Granite Countertops, Tile Backsplash,
Thermador Gas Cooktop, Wet Bar with Fridge,
Built-in Dual Oven, Built-in Fridge
Downstairs Master Suite: Outside Access,
Walk-in Closet, Tile Shower, Soaking Tub
Upstairs Master Suite
Built-in Lighting
Crown Moulding
Built-in Shelving

Property

15.44 Acres Total
10 Acres Mixed Hardwood/Pine
Mature Nut & Fruit Trees

Other Improvements

30x40 Workshop w/ 12x40 Lean-to, Fully Wired (2019)
2-Vehicle Detached Garage
Seed Shed
Pump House (Well Bladder Replaced 2021)

Saline In-Ground Pool:

Filter and Chlorine Generator (2018), Safety Cover
Liner Replaced in 2020, Pump (2021)

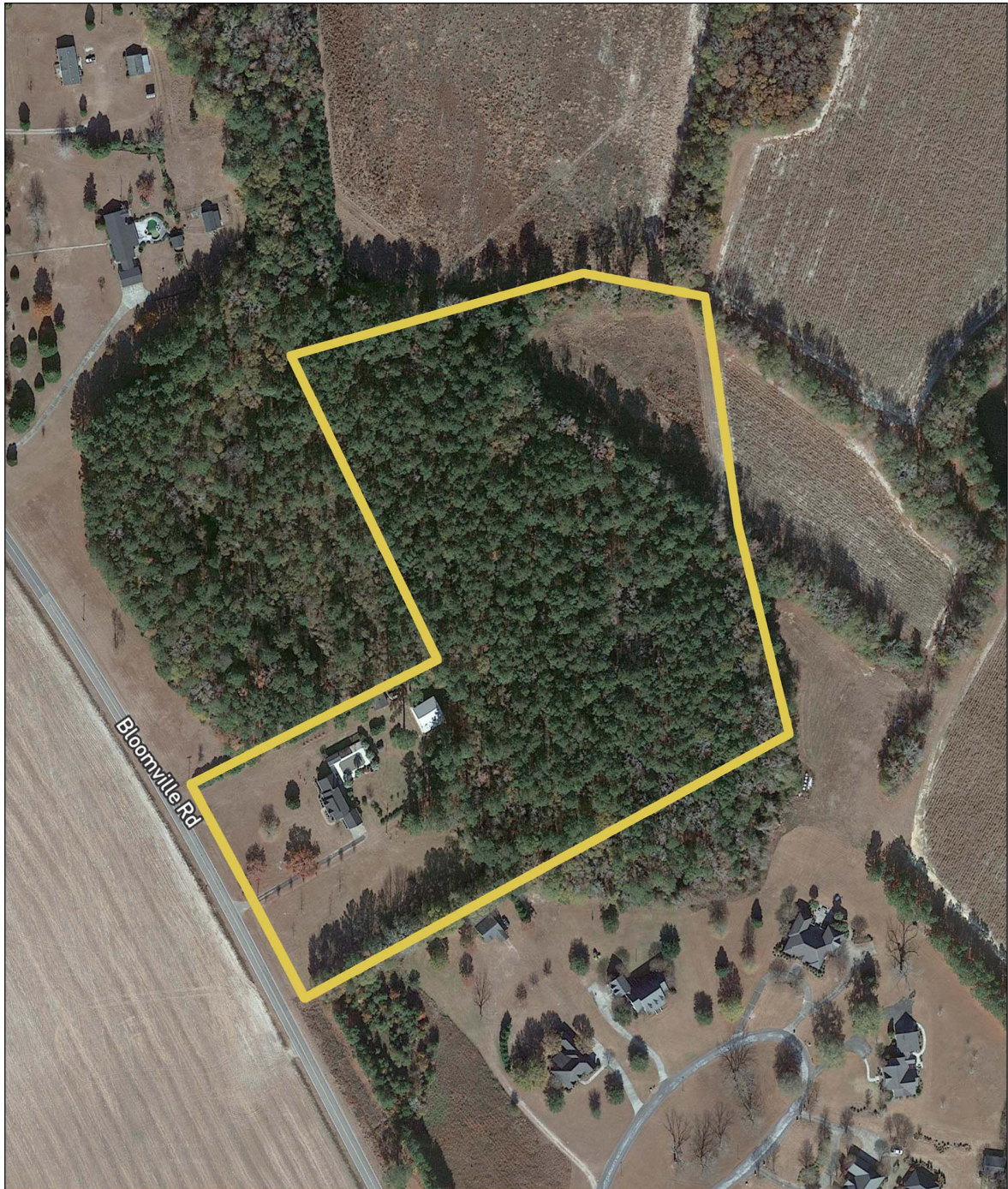
Poolhouse (2012)

240 Sq Ft, Climate-Controlled,
Outdoor Kitchen and Bar, Half Bath, Private
Outdoor Shower, Speaker System
Poolside Deck with Pergola, 2017



PROPERTY BOUNDARIES

4045 Bloomville Road



Estimate boundary, not to be assumed as accurate



PROPERTY LOCATION

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