

Dawn of Hope

4285 CLOVER HILL ROAD | COLLETON COUNTY | SOUTH CAROLINA

PRESENTING A PRISTINE 18TH-CENTURY COUNTRY PROPERTY NESTLED IN THE HEART OF THE ACE BASIN, THIS EXQUISITE ESTATE BOASTS AN ARRAY OF FEATURES THAT COMBINE HISTORICAL CHARM WITH MODERN LUXURY. SPANNING 731 ACRES, OVER 80% OF WHICH IS HIGH GROUND WITH A STUNNING BLUFF, THIS METICULOUSLY MAINTAINED PROPERTY OFFERS A UNIQUE OPPORTUNITY TO EXPERIENCE THE BEAUTY OF THE LOWCOUNTRY.

PROPERTY HIGHLIGHTS:

ASHEPOO RIVER FRONTAGE: ENJOY THE TRANQUILITY OF 2.5 MILES OF ASHEPOO RIVER FRONTAGE, PROVIDING PICTURESQUE VIEWS AND RECREATIONAL POSSIBILITIES.

RENOVATED FIVE-BEDROOM HOUSE: THE BEAUTIFULLY RENOVATED AND FULLY FURNISHED FIVE-BEDROOM HOUSE OFFERS A PERFECT BLEND OF HISTORIC ELEGANCE AND MODERN COMFORT. WITH CAPTIVATING VIEWS OF THE RIVER AND A 25-ACRE FLOODED RICE FIELD, THE HOME PROVIDES A SERENE RETREAT.

PRIVATE BOAT RAMP AND DOCK: TAKE ADVANTAGE OF THE PRIVATE BOAT RAMP AND DEEPWATER FLOATING DOCK FOR CONVENIENT ACCESS TO THE RIVER.

NATURAL BEAUTY: MAJESTIC LIVE OAKS ADORN THE LANDSCAPE, CREATING A SCENIC BACKDROP FOR THIS STUNNING PROPERTY. OUTDOOR LIGHTING ENHANCES THE BEAUTY OF THESE TREES, CREATING A MAGICAL ATMOSPHERE.

WATER FEATURES: EXPERIENCE THE TRANQUILITY OF STOCKED BASS PONDS AND A 10-ACRE DUCK IMPOUNDMENT, ADDING TO THE PROPERTY'S ALLURE.

CULTIVATED QUAIL FIELDS: OVER 200 ACRES OF CULTIVATED QUAIL FIELDS FEATURING LOAMY SANDY SOIL, PROVIDE AN IDEAL SETTING FOR OUTDOOR ACTIVITIES.

ABUNDANT WILDLIFE: REVEL IN THE ABUNDANCE OF DEER AND TURKEY, MAKING THIS PROPERTY A HAVEN FOR NATURE ENTHUSIASTS.

DINING ROOM WITH GARDEN VIEW: THE DINING ROOM OFFERS A DELIGHTFUL VIEW OF THE 18TH-CENTURY GARDEN WITH A CHARMING FOUNTAIN, CREATING AN ELEGANT AND SERENE DINING EXPERIENCE.

OUTDOOR TRELLED TERRACE: AN OUTDOOR TRELLED TERRACE OVERLOOKING THE RICE FIELD PROVIDES AN IDEAL SETTING FOR RELAXATION AND ENTERTAINING.

NEW PAVILION: A NEW PAVILION ON THE FRONT LAKE, STRATEGICALLY PLACED TO OFFER CAPTIVATING VIEWS OF THE HOUSE, ADDS AN EXTRA TOUCH OF SOPHISTICATION.

GATED ENTRANCE: ENTER THROUGH A GATED ENTRANCE FEATURING LILY PONDS, SETTING THE TONE FOR THE EXCLUSIVITY AND PRIVACY OF THE ESTATE.

MASONRY BRIDGE: A PICTURESQUE MASONRY BRIDGE SPANS TWO PONDS, ADDING A TOUCH OF CLASSIC CHARM TO THE PROPERTY.

TRACTOR SHED: THE NEW TRACTOR SHED INCLUDES TRACTORS, EQUIPMENT, AND NECESSARY IMPLEMENTS, ENSURING THAT THE PROPERTY IS WELL-EQUIPPED AND MAINTAINED.

TURN-KEY PROPERTY: WITH AN ECONOMICAL EXPENSE BASE, THIS PROPERTY IS ESSENTIALLY TURN-KEY, OFFERING CONVENIENCE AND EFFICIENCY.

EXCEPTIONAL MANAGEMENT: BENEFIT FROM AN EXCEPTIONAL DEDICATED MANAGER OVERSEEING THE PROPERTY'S OPERATIONS.

FURNISHINGS INCLUDED: THE PROPERTY COMES FULLY FURNISHED, PROVIDING A SEAMLESS TRANSITION FOR THE NEW OWNER.

PROXIMITY TO CHARLESTON: LOCATED JUST 45-50 MINUTES FROM CHARLESTON, THIS ESTATE OFFERS A PERFECT BALANCE OF RURAL TRANQUILITY AND URBAN CONVENIENCE.

NEARBY AIRPORT ACCESS: ONLY 14 MILES FROM THE LOWCOUNTRY REGIONAL AIRPORT IN WALTERBORO, ENSURING EASY ACCESSIBILITY FOR TRAVEL.

THIS 18TH-CENTURY COUNTRY PROPERTY IS A RARE GEM, COMBINING HISTORICAL GRANDEUR WITH CONTEMPORARY AMENITIES, OFFERING A LIFESTYLE OF LUXURY, PRIVACY, AND NATURAL SPLENDOR.



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