

Ivy Manor
21 Bartlett Road
Weaverville, NC 28787
Circa 2005



At the end of your private country lane sits a magnificent bespoke house. Ivy Manor was designed and built by artists with an eye for detail to create a beautiful, unique home that is sophisticated and gracious yet comfortable and inviting, casually elegant. Designed and built in 2005 by a Seventh Generation custom home builder, each room, and each minute detail has been thought out and well planned. Let us share some of the details of this fine home.....

Gracious Front Foyer

Measuring 7.5' x 16', with Oak Hardwood floors, this is the perfect area to invite your guests inside

Living Room

- ☞ Measures 28' x 22.5' with Oak Hardwood floors and a Double Height, 18ft ceiling
- ☞ Seven, second story windows let in an abundance of light.
- ☞ The Jotul Wood burning stove allows for 20" logs and is capable of keeping the main body of the house at 60 degrees unassisted, in the middle of winter.
- ☞ The French door leads out to a covered porch, perfect for grilling out even on a rainy day.

Kitchen

Measuring a staggering 17' x 14.5' with Oak Hardwood floors and Double Height, 18ft Ceilings, you will enjoy cooking meals with family and friends in this kitchen.

- ☞ Kraftmaid "Northfield Cherry Arch" base cabinets with custom built upper cabinets.
- ☞ Accent custom stained glass with recessed lighting
- ☞ Steel Grey Granite Countertops with a breakfast bar (bar stools are negotiable)
- ☞ Custom built center island with a vegetable sink and an oak top. (sink can be easily disconnected for replacing the area rug below)
- ☞ Overly spacious 8' x 7.5' pantry with custom built cabinetry and an oak countertop (Kenmore box freezer is negotiable)
- ☞ Frigidaire, Stainless Steel Double Oven (Professional Series), Side by Side Refrigerator, amazingly quiet dishwasher, and a beverage refrigerator. The gas (propane) cooktop is a GE Profile with a black glass top and five burners. (all convey with the home)

Back Dining Room

This exquisite room measures 10' x 12' with Oak Hardwood floors, a beadboard barrel ceiling with custom trim and corbels, and plenty of windows to capture the evening sunsets

Front Dining Room

Dine in grand style in this stunning 13' x 14' dining room offering Oak Hardwood floors, a double height 18 ft ceiling and large, second story Palladium windows that capture the morning light (we are happy to let this stained glass convey. You will love the prism that falls on the walls)

**room sizes may not be exact. Dormer windows and odd corners may not have been taken into account. Buyers are encouraged to take their own measurement*



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Outdoor Dining and Covered Porches

Not enough dining options? Take your meals outside to the sumptuous front dining porch and living area. You will find yourself spending evenings enjoying the cool mountain breezes as you sip your wine and watch your horses graze from this stunning, covered front porch

- ☞ Ivy Manor boasts over 580 square feet of covered porches

Back Indoors to the Library

The library balances the open space concept with the need for a cozy retreat. Measuring 16' x 18' with Oak Hardwood floors and 9ft ceilings, this is where you will spend your time indoors

- ☞ French Doors with custom leaded stained glass. Much of the glass in this design comes from vintage, Asheville area homes
- ☞ Built-in cabinetry for the home office
- ☞ Custom built bookcase, designed to hide a messy desk. This item conveys with the home. It is a piece of furniture that can easily be moved
- ☞ Wired for internet with extra outlets below the cabinetry for the home office

Main Floor, Ensuite Bedroom

- ☞ Measures 15.5' x 21.5' and Oak Hardwood Floors
- ☞ Barrel Ceiling
- ☞ Palladium windows that allow for the nighttime sky to lull you off to sleep
- ☞ Additional awning windows for fresh air, even on rainy nights
- ☞ Private covered porch

Main Floor, Ensuite Bathroom

- ☞ Measures 11' x 19' with an 8' x 10.5' walk-in closet, tile floors and a 9ft ceiling
- ☞ 4' x 6' custom shower with a full-length window looking out on the woods and two shower heads
- ☞ Heated towel rack for toasty towels in the winter and dry towels in the summer
- ☞ Relax in the Jet tub with custom woodwork and a large Palladium window
- ☞ Two bathroom vanities that were converted from high-end furniture (buffet servers)
- ☞ All Kohler faucets

Main Floor, Laundry

- ☞ Spacious 10' x 9.5' with tile floors
- ☞ Wash out sink
- ☞ Coat closet, broom closet, custom cabinets and shelving
- ☞ Kenmore Elite Washer and Dryer are negotiable
(both are approximately 18 years old and in need of repair)

Main Floor, Half Bath and Back Foyer

- ☞ The back foyer walks straight into the house from the back yard with only two steps, specially designed for elderly pets
- ☞ Pocket pet gate that pulls across to keep your dogs on the tile floor when they have muddy feet
- ☞ A half bath is also located in this area with a tile floor and a built-in cupboard

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Artists Loft

- ☞ Accessed through a “Double Helix” custom designed staircase
- ☞ Offers over 440 square feet of studio space, overlooking the rest of the home
- ☞ This is the only room of the house enjoying consistent north light, preferable for portrait artists
- ☞ Six double hung windows and a window seat allowing for fresh air and a cozy place to sit and contemplate
- ☞ Tile Floors and attic storage

Second Floor, Foyer

- ☞ Enter through the pocket door that allows this level to be closed off when not in use
- ☞ Three hopper windows with custom-made stained glass, designed to regulate air flow between the first and second floor
- ☞ Oak Hardwood Floors

Second Floor, Ensuite Bedroom & Bathroom

- ☞ Measures 15.5' x 13.5' with Oak Hardwood floors and a ceiling fan
- ☞ Patio door opens up to a balcony
- ☞ This room was wired for Dish Network
- ☞ A private bathroom offers custom tile and a vanity that was transformed from a high quality piece of furniture

Second Floor, Middle & Back Bedrooms

- ☞ Both measure 12' x 15' with additional square footage in the dormer windows
- ☞ Oak Hardwood floors and ceiling fans
- ☞ Middle bedroom is wired for Dish Network

Second Floor, Flex Room

- ☞ Measures 11.5' x 12.5' with Oak Hardwood floors
- ☞ Currently used as an exercise room
- ☞ Offers access to the walk-in attic storage room

Second Floor, Full Bathroom & Half Bathroom

- ☞ Half Bath is located just outside of the middle bedroom
- ☞ Full Bath is located across from the back bedroom and offers custom tile and a vanity that was transformed from an antique dry bar

Daylight Basement

- ☞ Approximately 2,885 sq/ft of unfinished space that walks out to the back yard
- ☞ Extensive truss system that allows for a 22' x 50' dog training ring. This would make the perfect space for a dance studio, yoga studio, kids play area or so many other hobbies that need extensive indoor flex space (mirrors can convey)
- ☞ 9' x 12' dog grooming room with a custom dog bath (dog bath and the floor drain in this room drain to the back yard. These are the ONLY drains in the house to do so)
- ☞ Dog grooming room has a dog door letting out into the kennel

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Other Home Features

- ☞ Anderson Windows and Solid Wood Doors through-out the house
- ☞ First Floor HVAC system is a heat pump with a propane back-up
- ☞ Second Floor HVAC is a heat pump
- ☞ Well is serviced by Green Brothers and is 305ft deep generating 15 gallons per minute
- ☞ 40 gallon Hot Water Heater in the Grooming Room services the Kitchen and Laundry
- ☞ 50 gallon Hot Water Heater was installed in 2018 and services the bedroom / bathrooms
- ☞ Whole House Water Filters in both the house and carriage house
- ☞ Buried Propane Tank leased from Suburban Propane

Carriage House, Apartment

This space has been enjoyed by in-laws and other family members as well as generating rental income from short term renters

- ☞ Approximately 750 square feet with double hung windows and skylights
- ☞ New, vinyl plank flooring
- ☞ Living room, full kitchen, bedroom, three-quarter bath, and a computer area
- ☞ Wired for Frontier DSL and Dish Network
- ☞ All appliances convey
- ☞ Enter through the garage
- ☞ Attic storage
- ☞ Heat Pump HVAC System and a Whirlpool, 40 gallon Hot Water Heater

Carriage House, Garage

- ☞ Apartment and Garage share a separate meter from the house
- ☞ The Garage is 2 full bays plus extra space for built-in storage and a workshop
- ☞ The Garage also has a half-bath with a wash-out sink for cleaning up

Additional Property Details

- ☞ Property was last surveyed in 2014, surveying off the 2.3 acres which has a beautiful home/barn site
- ☞ Property is also offered for sale without the 2.3 acre parcel. The survey lines for this parcel allow for road access up to the Poplar tree, preventing neighbors from driving in front of the main house
- ☞ A Right of Way and road maintenance agreement will be drawn up prior to closing if the 2.3 acres is not purchased
- ☞ A second deeded right of way is available on the eastern side of the 2.3 acre parcel (near the cemetery)
- ☞ The woods to the South/West and Back of the property comprise over 100 acres and are currently owned by one family. The neighbor's property adjoining the back property line dips down in a swale, is north facing and has no current access making it very difficult and undesirable for building. The property to the South/West, near the house, has a creek downhill from Ivy Manor. There appears to be not enough room for another home with a well and septic to fit in this marshy space. These two factors should help ensure the future privacy of the home.

*“Home is where love resides,
memories are created, friends always
belong, and laughter never ends.”*

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