

506 War Valley Road, Church Hill, TN 37642

\$389,999 · MLS #9997895 · 3 bed / 2 bath · www.brphomes.com/mls/9997895



3

BEDS

2

BATHS

1,568

SQ FT

1993

YEAR BUILT

22.39

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1993

Lot Acreage: 22.39

Fireplaces: 1

Above Grade Sq Ft: 1,568

Lot Dimensions: 954x1480x851x816

City Taxes: \$0

County Taxes: \$622.44

Basement Sq Ft: 0

Garage Sq Ft: 0

Garage Spaces: 1

Elementary School: Church Hill

Middle School: Church Hill

High School: Volunteer

Description

Escape to the quiet beauty of East Tennessee with this 22+ acre mountain homestead in Church Hill, located just 6 miles from Hwy 11W. Once used as a large deer and elk farm, this property offers the rare combination of fenced pasture,

wooded mountain land, flowing creek frontage, ponds, wildlife, trails, and practical farm infrastructure already in place.

The land is made up of 2 parcels with approximately 10 acres of fenced pasture, making it ideal for livestock, gardening, hunting, recreation, or simply building a more self-sufficient lifestyle. Two ponds, a small barn suitable for goats, a large chicken coop, ATV trails, and abundant wildlife create the perfect setting for those looking to homestead, hunt, or enjoy peaceful country living.

The home offers over 1,500 square feet with a comfortable split-bedroom floor plan. Inside, you'll find a bright living room overlooking the creek, a cozy den with a wood-burning fireplace, 2 guest bedrooms, a full bath, and a spacious primary suite with an en-suite bath featuring a double vanity and garden tub. The kitchen offers plenty of cabinet and counter space, along with a separate dining room for family meals after a full day outside.

The covered back deck and front porch with new metal roof invite you to slow down, listen to the creek, and take in the mountain setting. The property also includes a large detached garage with a full loft, offering excellent space for a workshop, storage, or potential future apartment conversion, plus an attached shed, metal carport, and additional parking.

For those dreaming of a more independent lifestyle, the home is serviced by spring water and septic. High-speed fiber internet is also available, offering the best of both worlds: rural freedom with modern connectivity.

Whether you're looking for a working homestead, hunting retreat, mini-farm, or peaceful East Tennessee mountain escape, this property is ready for its next chapter.

Features & Amenities

INTERIOR

Crawl Opening Attic • Den Fireplace • Dishwasher • Dryer • Electric Dryer Hookup • Electric Heating • Electric Range • Fireplace Heating • Heat Pump • Insulated Windows • Laminate Counters • Laminate Flooring • Laundry • One-Level • Paneling Walls • Primary Bathroom • Primary Bedroom • Refrigerator • Shower Only • Storm Door(s) • Vinyl Flooring • Walk-In Closet(s) • Washer • Washer Hookup • Wood Heating

EXTERIOR

Back Porch/Patio • Barn(s) • Block Foundation • Carport • Concrete Perimeter Foundation • Covered Porch/Patio • Creek/Stream View • Deck • Detached • Double Wide • Driveway • Front Porch • Garage(s) • Gravel • Level Lot • Metal Roof • Mountain(s) View • Mountainous Lot • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Poultry Coop • Ranch • Shed(s) • Steep Slope Lot • Stone Exterior • Storage • Vinyl Siding Exterior • Workshop

OTHER

Average Condition • Septic Tank Sewer • Spring Water

Listing courtesy of eXp Realty, LLC



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