506 War Valley Road, Church Hill, TN 37642

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



3	2	1,568	1993	22.39
BEDS	BATHS	SQ FT	YEAR BUILT	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.

All information, including but not limited to square footage, acreage, property boundaries, taxes, school zones, and other property details, is deemed reliable but not guaranteed and may have been obtained from public records and other third-party sources. Buyer and Buyer's Agent are responsible for independently verifying all information deemed important to Buyer.

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

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997895