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1902 Cool Branch Road, Sneedville, TN 37869

$169,900 · MLS #10003026 · 1 bed / 1 bath · www.brphomes.com/mls/10003026



1	1	900	2024	4.9
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2024
Lot Acreage: 4.9
Fireplaces: 1
Above Grade Sq Ft: 900
Lot Dimensions: 379x657x524x677

City Taxes: $0
County Taxes: $250
Basement Sq Ft: 0
Garage Sq Ft: 0
Garage Spaces: 2
Elementary School: Hancock Co
Middle School: Hancock
High School: Hancock

Listing courtesy of Creek Country Real Estate · MLS #10003026 · Generated November 6, 2026
Information deemed reliable but not guaranteed.

Description

Hike & Hunt the Mountain, Fish the Creek, Grow the Garden, Enjoy your Pets, Love the Tranquility, the View, and the Wide-Open Spaces. The property holds a magnificent creek. The land was developed with a lovely pond and lush green grasses. It is just shy of 5 acres and the perfect mix of qualities. A county road leads you in to a looped driveway with culverts where they were needed. The home was established in a mini-home environment to provide all the comforts and necessities for permanent living or to be very happy while you are building a new home. Inside you will find no unnecessary divisions. It is surprisingly spacious. A side door coming in from the deck opens into a large kitchen area where there is extra space for other uses. A unique, custom-built table made of wood from the property divides the floor in the middle. The living area is on the other side with a wonderful wood stove. It's all in a big open space with a warm cozy feeling. Two full-glass doors open out to a substantial covered deck overlooking the pond. Upstairs the bedroom area occupies half of the 2nd floor. It is divided by the stairway. There is a bathroom on the other end with a full-sized shower and ample storage space for dressers & closets. Life on the front porch is delightful. It overlooks the pond and an expansive yard to the mountain. Truly, the creek is amazingly beautiful. It is constant with heavy flow and runs all along the bottom of the mountain. As much as 30 ft wide in some places it winds musically along its path and you can walk right into it! Pictures hardly give justice to the mountain it is thickly covered in mature hardwoods & evergreens. There's lots of color in the fall and plenty of wildlife. Though it is steep you can climb to the top if you are up to it. This is a gorgeous property, It is essentially turn-key for you to bring what you need and move right in. It holds all of the desirable features everyone hopes to find and all of the practical assets everyone needs. There is a 2-car garage, length to length, that opens on both ends. A really nice free-standing, custom-built shed offers many uses. A large coop with its own fenced yard will support lots of chickens. Another fenced shelter that's great for other animals is also there. Your mower & tractor can be stored in the equipment shed. The location can support whatever value or quality of home you desire. The expensive infrastructure is already in place. The hard work has been done and paid for ...The home is connected to electricity and the pole is on the property. ...The septic system is connected and only a few years old. The plumbing in the house is complete with running water. Still, there are a couple of things are left to your choices to do: ....The interior walls of the home are insulated, but not closed. ...The well is good and nearly new, but it has not been connected to the house. Until the well pump is connected a storage tank needs to be filled periodically. This method is not uncommon to rural areas, especially while developing a property. The tank holds about 300 gallons. THE GOOD NEWS is that FREE spring or public water is obtainable from very nearby locations where you can go to collect it. Or if you prefer, the holding tank can also be filled by connecting a hose and pump to the well that is on the property. The holding tank and the tank used for filling it will both remain. All of the improvements on the property--land work, structures and installations, were accomplished at the Seller's expense and by his efforts to bring the property to its current state. The seller will not be making any more improvements or repairs. The property is being sold strictly As-Is.. The town of Sneedville is only a 5-minute drive away. Everything you need is there, and Morristown, for everything else, is within 40 minutes.

Features & Amenities

INTERIOR

Crawl Space Foundation • Laminate Flooring • Living Room Fireplace • Refrigerator • Two-Level • Window Unit(s) • Wood Heating

EXTERIOR

Cleared Lot • Creek/Stream View • Detached • Garage(s) • Level Lot • Metal Roof • Porch • Storage • Wood Siding Exterior • Wooded Lot

OTHER

Average Condition • Electricity Connected • Septic Tank Sewer • Spring Water • Water Available • Well Water

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SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003026