



# The Delta Farm, Hartsville SC

\$ 794,640



## The Property

The Delta Farm is situated in the northwest corner of Darlington County, SC on +/- 32.37 acres of which approximately 22 acres are open land. This property is on rolling land with a mix of clay and sand, and fronts on a county maintained dirt road. The home has approximately 3,179 square feet, a small storage shed, and a barn of about 5,300 square feet.

Completed in 2004, the house has three bedrooms , 2.5 baths and a two car side garage. The kitchen and Butler's pantry have custom oak cabinets with a center island that has granite counter tops. The master bedroom suite includes his/hers sinks, garden jacuzzi, and separate shower. There is a mix of hardwood, carpet, vinyl and tile flooring throughout. Plumbing has been run to the second floor for a future bathroom and the large walk in attic could be finished for more space. There is a large front porch as well as a rear deck with a screened porch.



**Shown By Appointment Only.**  
**To Schedule a Private tour, please**  
**call William Sligh at 843.339.7523**  
**or Deborah Moore at**  
**803.609.6568.**

**803.722.1124**  
**245 Stoneridge Drive**  
**Columbia, SC**  
**29210**



# Welcome Home



## Living Area

Hardwood Floors and Antique Fireplace incorporated with the Custom Build.



## Dining

Just off the Heart of the home, and space for the extended family.



## Kitchen

The kitchen boasts plenty of space for the chef, with a butler's pantry and eat in kitchen.



## Master Bedroom

Ensuite luxurious bathroom with separate his/hers vanity, jacuzzi tub, and large walk-in closet.



## Screened Porch

A haven for reading or watching sunsets, or extra seating for entertaining.



## Covered Deck

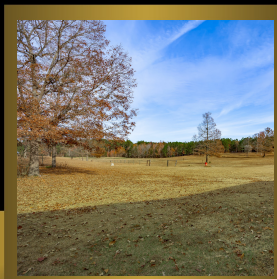
The covered deck is an extension of the screened porch with tons of possibilities for hosting.



# Barn | Entertainment | Tool Shop



The metal skin barn has six stalls with a center aisle, two full-length open bays for equipment storage, a tack room, a full bathroom, and an insulated entertainment room and tool shop. The entertainment room and tool shop have heat and air with bay doors and personnel entrances to each.



Equestrian event arena is within one mile, and multiple horse owners and farms are nearby. H Cooper Black, Sandhills State Forest, and Lee State Park riding trails are all within 45 minutes. Hartsville city limits are 15 minutes away. I -20 is 15 miles, Columbia is 1.25 hours and Charlotte is just under 2 hours.