



Preservation
North
Carolina

PRICE: \$389,000

Sqft: 1,237

Lot Size: 25.69 acres

Zoning: R-20



AVAILABLE FOR RESTORATION

Rural retreat on 25+ acres of tranquility roughly 30 minutes outside of Winston-Salem!

FEATURES

- ✓ 19th-c. Farmstead
- ✓ Stone fireplace
- ✓ Pasture land and mature woodland landscape.

CONTACT US NOW

**256 Pine Ridge Road, Mocksville
Davie County**

@PresNC.org 704-473-0005

FORBES-LUTHER CABIN AND LIVENGOOD BARN GENERAL INFORMATION



ABOUT THIS PROPERTY

The Forbes-Luther Cabin, known as Sleepy Hollow, has served for decades as a place of respite and relaxation, yet convenient to major urban centers of the western Piedmont.

The cabin's centerpiece is a monumental stone fireplace in the vaulted main living area. The adjacent enclosed porches (included within square footage noted) are ideal for your rocking chairs and provide views of the nearby pond and creek spillway. The rustic log and twig staircase takes you to the upper half-story with three bedrooms and one bath. The entire interior is clad in knotty pine. Prospective buyers may wish to modernize the existing kitchen and bath.

Roughly 5.2 acres of pasture currently support a small cattle herd, with the remaining acreage providing mature woodland landscape and an opportunity for an appropriate new home site. The design and location of a possible new home site will require review and approval by Preservation North Carolina.

The significant historic resource onsite is the Livengood Barn, a two-story hardwood dog-trot log building with hip roof and shed porch roof on the east elevation, a tangible connection to the 19th century subsistence farm place.



REHABILITATION

The Forbes-Luther Cabin is currently occupied. Prospective buyers may wish to modernize the kitchen and bath. The Livengood Barn will need regular maintenance.

AREA INFORMATION

The Town of Mocksville is one of 74 towns in North Carolina to receive the Tree City USA recognition. The town is also a designated "Main Street Community" and recognized as one of the 50 Safest Cities in North Carolina. Mocksville is home to 3 different vineyards and wineries, 2 golf clubs, a local farmer's market, and plenty of locally owned antique, boutique, and gift shops! Located only 1 hour from both Charlotte and Greensboro, about 30 minutes to Winston-Salem and High Point, and 2 hours to Raleigh.

FINANCIAL INCENTIVES

The Forbes-Luther Cabin and Livengood Barn is not currently listed on the National Register of Historic Places but may be eligible for listing. If listed, it would become eligible for historic preservation tax credits. For more information on Historic Preservation Tax Credits, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or at www.hpo.nc.gov.

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