

3332 Collingwood Street Creemore, Ontario



The McPherson Barns - circa 1890



Description

This one of a kind property is located in the Purple Hills near Creemore. From its Escarpment setting it commands magnificent countryside views which are themselves enhanced by the placement, natural appearance, and artistry of the main Barnhouse. In the style of an Old World holding, it is pleasingly grouped with a genuine Victorian Guest House, a multipurpose new-but-old barn, and a comfortable workshop/dry storage shed.

The 24 acres of land contain an exquisite trout stocked spring fed pond for swimming, paddling, or skating, a small but lovely mature forest, meadow and grassland habitat for birds, seasonal streams, established bridged trails for hiking, riding or snowshoeing plus lovely perennial gardens.

The estate is anchored by the oft featured Barnhouse. It was created by deconstructing a McPherson family farm barn built near Paris, Ontario circa 1840. The extraordinary axe hewn timbers and wide planking reflect the strength, security and warmth derived from their origin in the legendary Carolinian forests of the Valley of the Grand. In 1997 began the long and careful process of disassembly, carriage north, and complete repurposing of these architectural elements under the guidance of James Campbell of Rockside Campbell Design. Today, the Barnhouse blends history, natural character, and contemporary design in a manner that suits perfectly the unspoiled landscape surrounding it.

Also on the property is the cozy, original (1880s) Victorian farmhouse enjoyed for years by the current owners prior to the Barnhouse era. It is now a sought-after guest house or seasonal rental. Completely renovated ten years ago and it is a very comfortable home in and of itself.

A fifteen minute walk, or two minute drive to the always delightful village of Creemore. For skiers, the Devil's Glen, Osler and Manfield Ski Clubs are within easy reach. In warmer seasons, the Mad River Golf Club and Duntroon Highlands, the Creemore Equestrian Centre, Wasaga Beach, the Collingwood Yacht Club, the North York Hunt Club, the Collingwood Regional Airport, and so much more are all within short and scenic distances.

This is a once in a lifetime opportunity to own a property thoughtfully created and lovingly cared for.

History of the Property

In 1823, John McPherson immigrated to Brant County near Paris, Ontario, from Genessee county, New York. In 1872 his son Daniel McPherson, also a successful farmer, bought his own land and two magnificent barns nearby in what became known as The McPherson School Community. His land and barns are still owned by Daniel's descendants.

In 1997 James and Dawn McPherson began the task, under the guidance of James Campbell architect, to deconstruct these barns for exciting new purposes. Over the next 15 years, with the help of Creemore and St. Jacobs based builders, they were moved and reborn as the Barn House and the Multipurpose Barn at 3332 Collingwood St Creemore.

The size, hue and texture of the beams reflect their origins in the magnificent Carolinian forests that once covered the valley of the Grand. They were taken and shaped before the era of sawmills and power tools and bear the patina imparted by crops stored from 150 harvests. The parasol-like rack lifters are an ancient labour saving device found only in the oldest of barns. Many of the timbers (one is nearly 60 feet long) reflect the fact that they had had been part of even earlier buildings in Brant.

The height, width, door placement, warmth, integrity and history of these buildings show their classic roots in the great monasterial tithe barns of Europe. Some, as in the UK, are still standing, preserved as a national priority because they were the precursors to the great cathedrals.

The Barnhouse floor boards are original, some imprinted by the horseshoes on pounding hooves of sweating teams pulling towering loads of sheaves onto the threshing floor. The entrance way granary boards show the size of trees then growing, and have telltales of the struggles of early farm labour. These beams and boards will remain as an unwritten but forceful testament to the strength, vision and endurance of those who built first these barns, and then our Canada.

From the Owners

For far too long we looked for a country place for weekends away from downtown Toronto life. We wanted a view from a hill, we wanted water, we wanted open meadow, we wanted big trees, we wanted wind and we wanted shelter from the storm. No place had it all, and after all, how could it? But then, as so often happens, the right place was right under our nose.

It had a magnificent view, the 24 acre land housed a 1880s house that was tattered but sound, there was water running from a spring with which to make a pond, and the wind and the sun were free! And what an adventure to bring these elements and our dreams together over nearly three decades. First as harried weekenders with kids in school and busy careers, through to retired full time grandparenting residents, it has been a joy to fulfill our hopes and wishes in these lovely purple hills.

Our first priority was the pond, a hit from the outset, and the earliest recorded swim was the first swim, by our eldest, then 15, in March of 1991! Willows and cattails were planted, fish stocked, and a flag was raised. Gardens grew and moved about, fences made, walls painted and the Millennium was brought in with the best pond skating party ever.

Time and willpower brought about the great barnhouse dream of moving a huge Barn from near St. George, Ontario to our hillside. Harrowing times getting permits and expertise, but in time these treasured timbers stood straight and strong once again. Fountains and waterfalls, raised beds and irrigation, stone work and stone steps, all fell into order as the years passed. And in a flurry of success and energy 10 years ago the original Victorian farmhouse (known always as The Gowan Place) was given a top to bottom revitalization for use by visitors, friends, neighbours, family and ourselves.

The final creative act was the raising of the “new” barn, also from our heritage property at St. George. This construction project was pure pleasure as play areas, parking, stable spaces and a potting shed all emerged fresh and bright under the skilled hands of Mennonite craftsmen.

And all the while, the views changed with the angle of the sun, the time of day, the season and our growing ability to truly appreciate this magnificent part of Ontario. Walkers from Creemore pass daily, and we, who live on a dead end road, know and appreciate our neighbours. The pond rings to laughter and splashing in summer, and reflects the wild blue sky in winter. The barnhouse is a fortress against the wind, the wild grasses wave and blossom and then are gone again for another year. Likewise the robins, ducks, swallows, butterflies and ruby throated hummingbirds. And so we too must migrate to be close to our children and grandchildren in the West. Good things happen here, and we are blessed to have had our turn.

Distance to Area Amenities



- 🏠 3332 Collingwood St
- 🏡 Creemore (2.5km)
- 🌳 Noisy River Provincial Park (3km)
- 🌳 Bruce Trail (4km)
- 🐎 Creemore Equestrian Centre (5km)
- 🏌️ Mad River Golf Club (9km)
- ✈️ Collingwood Regional Airport (20km)
- 🏌️ Devil's Glen Country Club (15km)
- 🏌️ Duntroon Highlands Golf Club (19km)
- 🏂 Mansfield Ski Club (20km)
- 🐎 North York Hunt Club (25km)
- 🏡 Collingwood (27km)
- 🏡 Wasaga Beach (30km)
- 🏂 Blue Mountain Resort (36km)

Pictorial Timeline



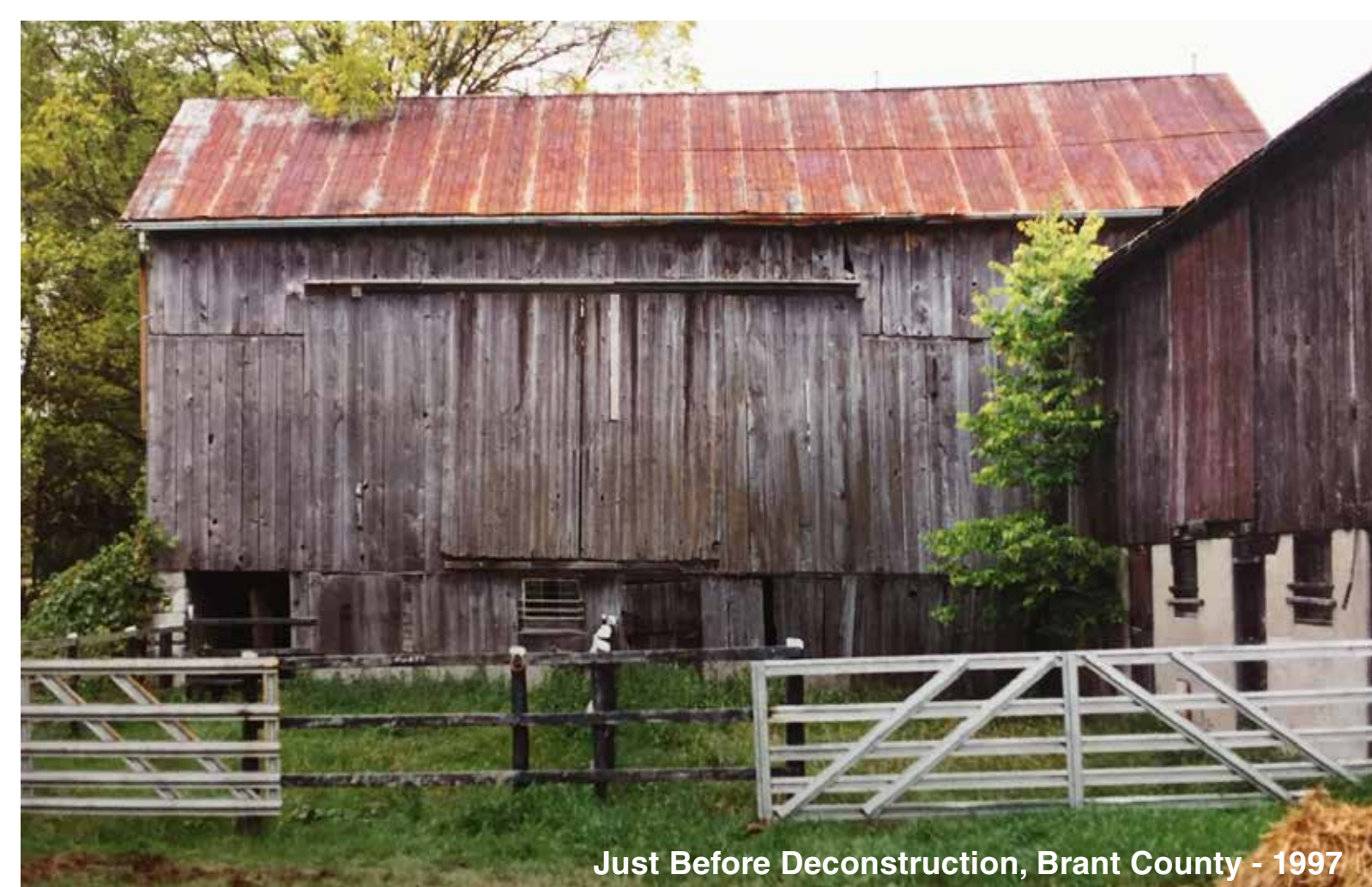
Just Before Deconstruction, Brant County - 1997



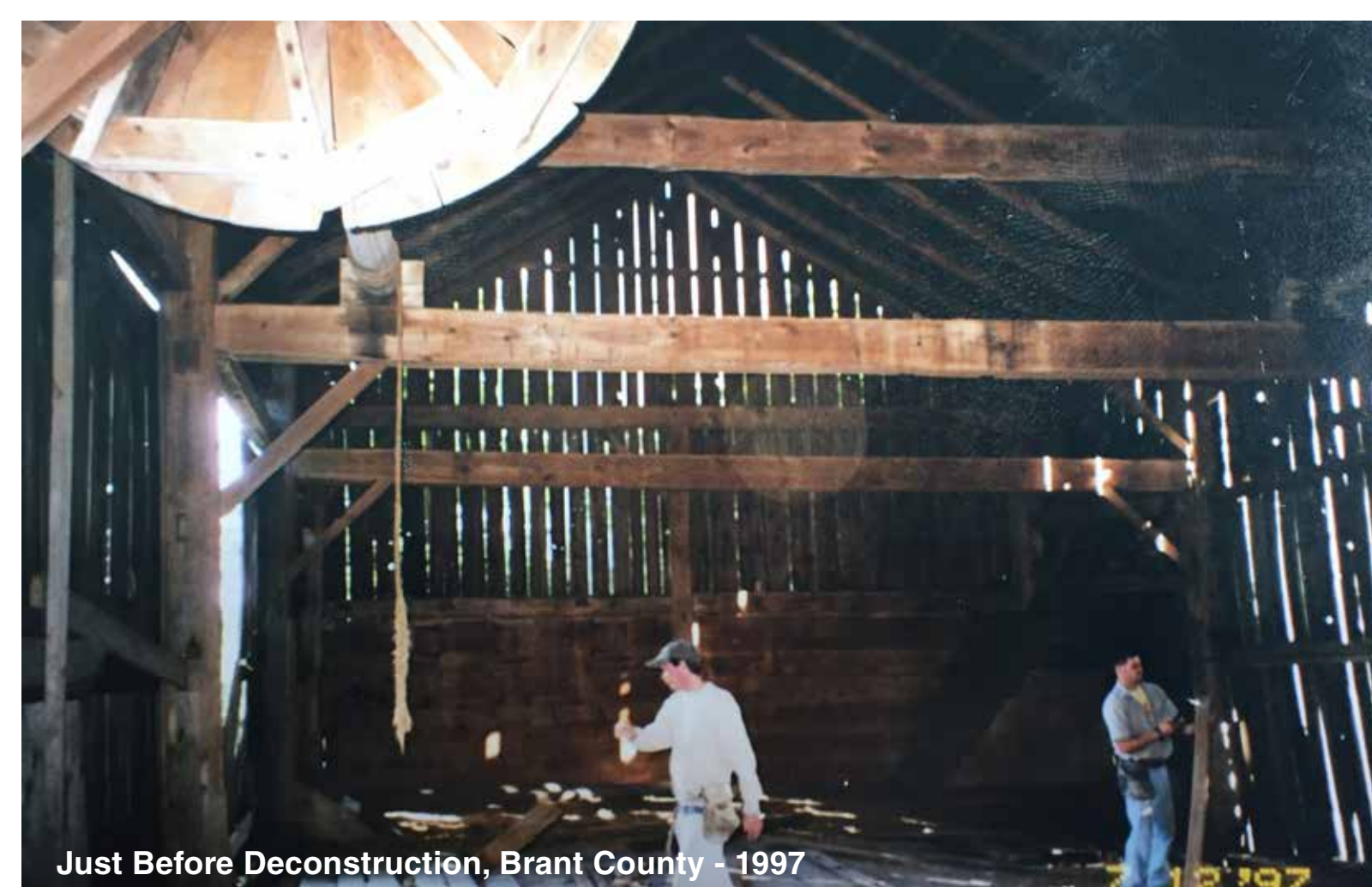
Just Before Deconstruction, Brant County - 1997



Construction of Barn - 2015



Just Before Deconstruction, Brant County - 1997

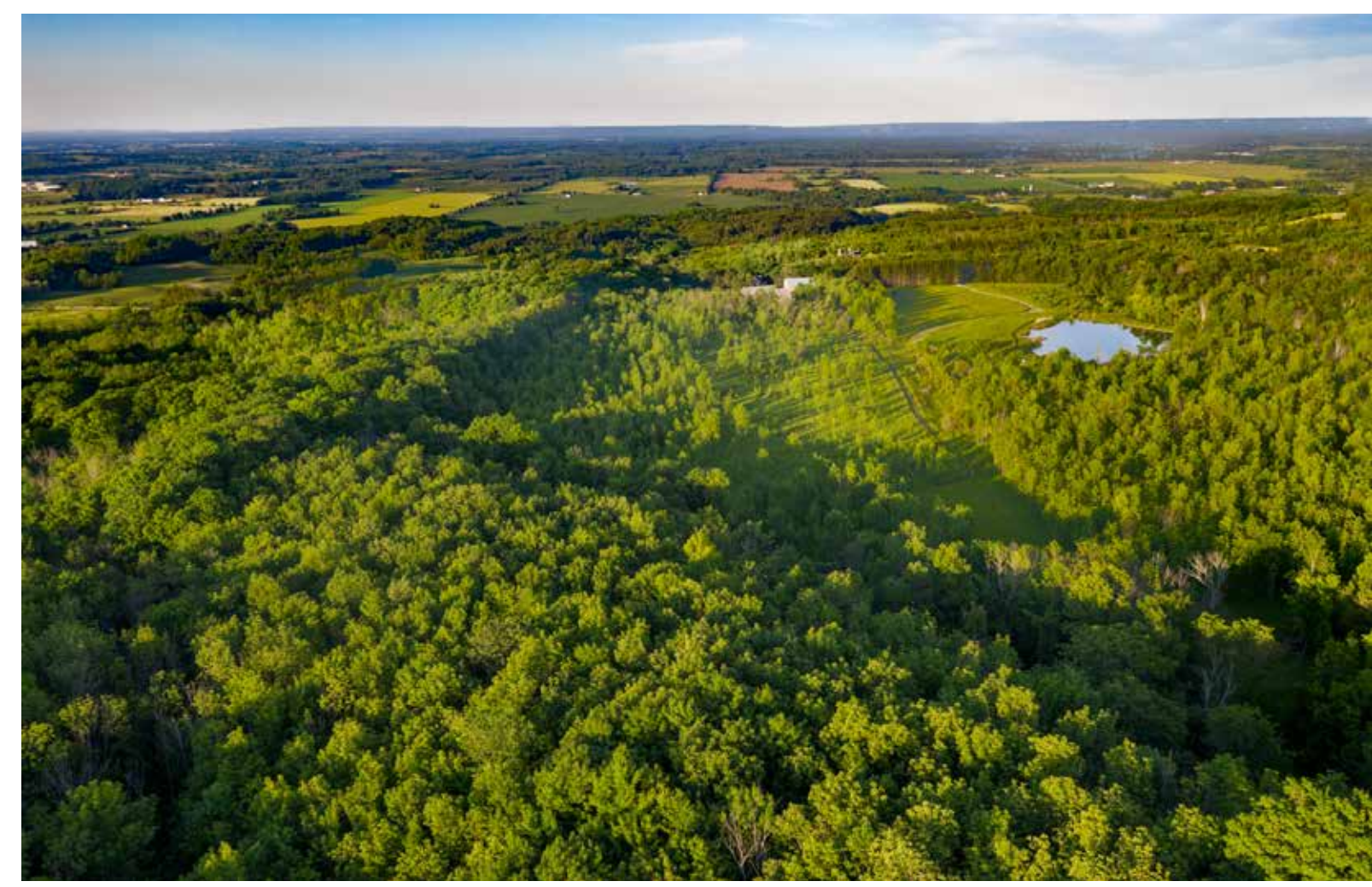


Just Before Deconstruction, Brant County - 1997



Just Before Deconstruction, Brant County - 1997

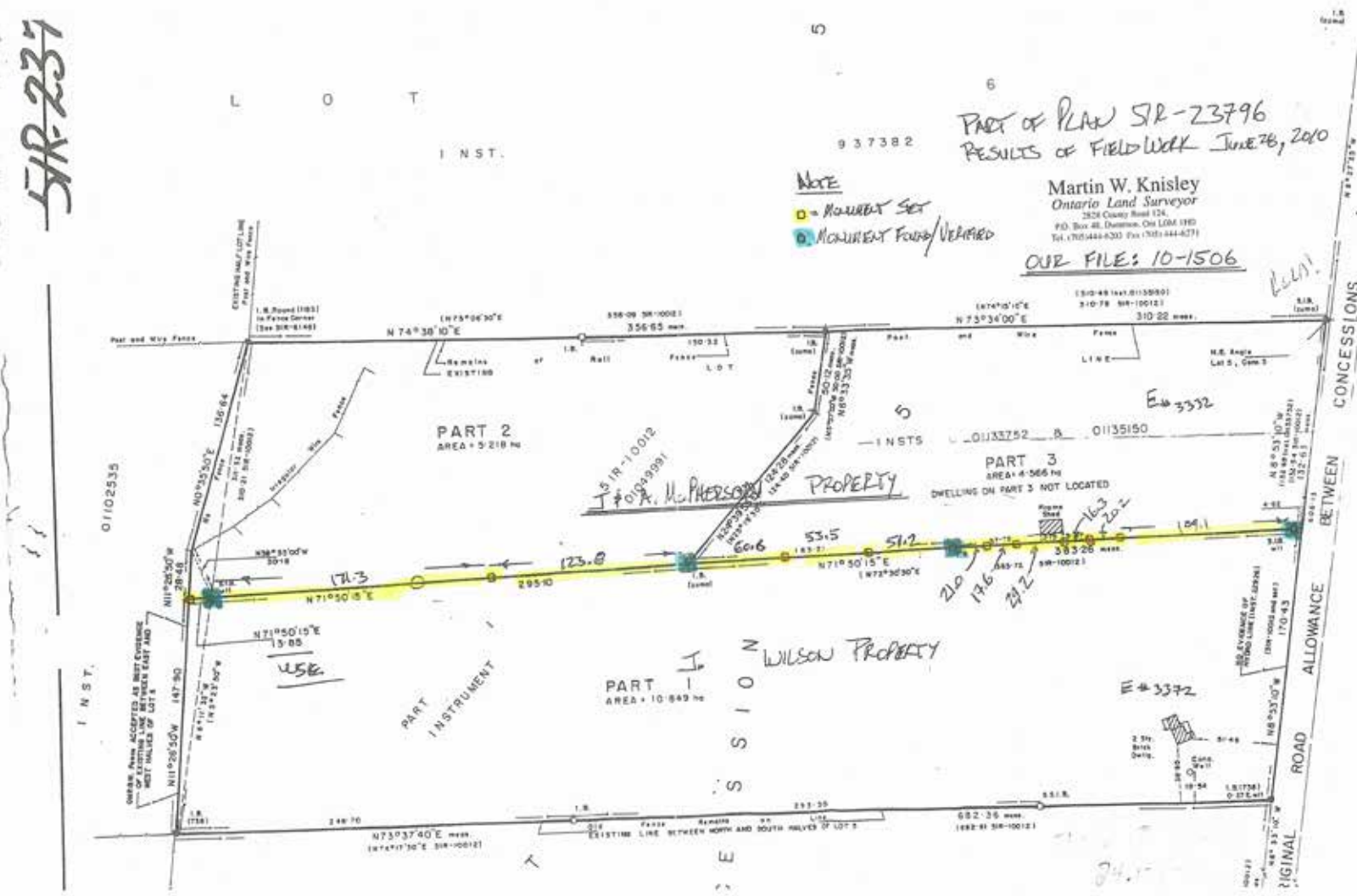
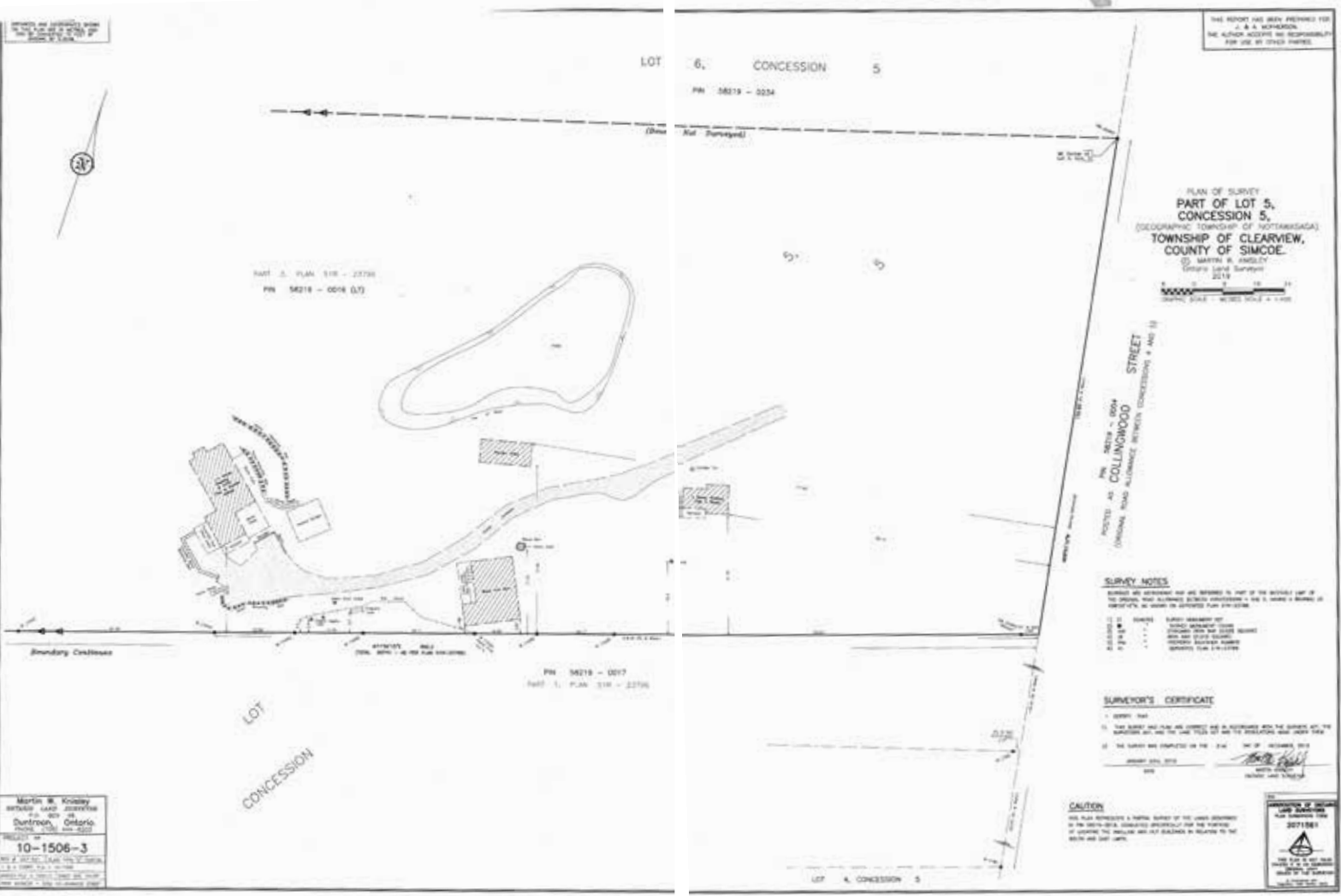








Aerial - 2019

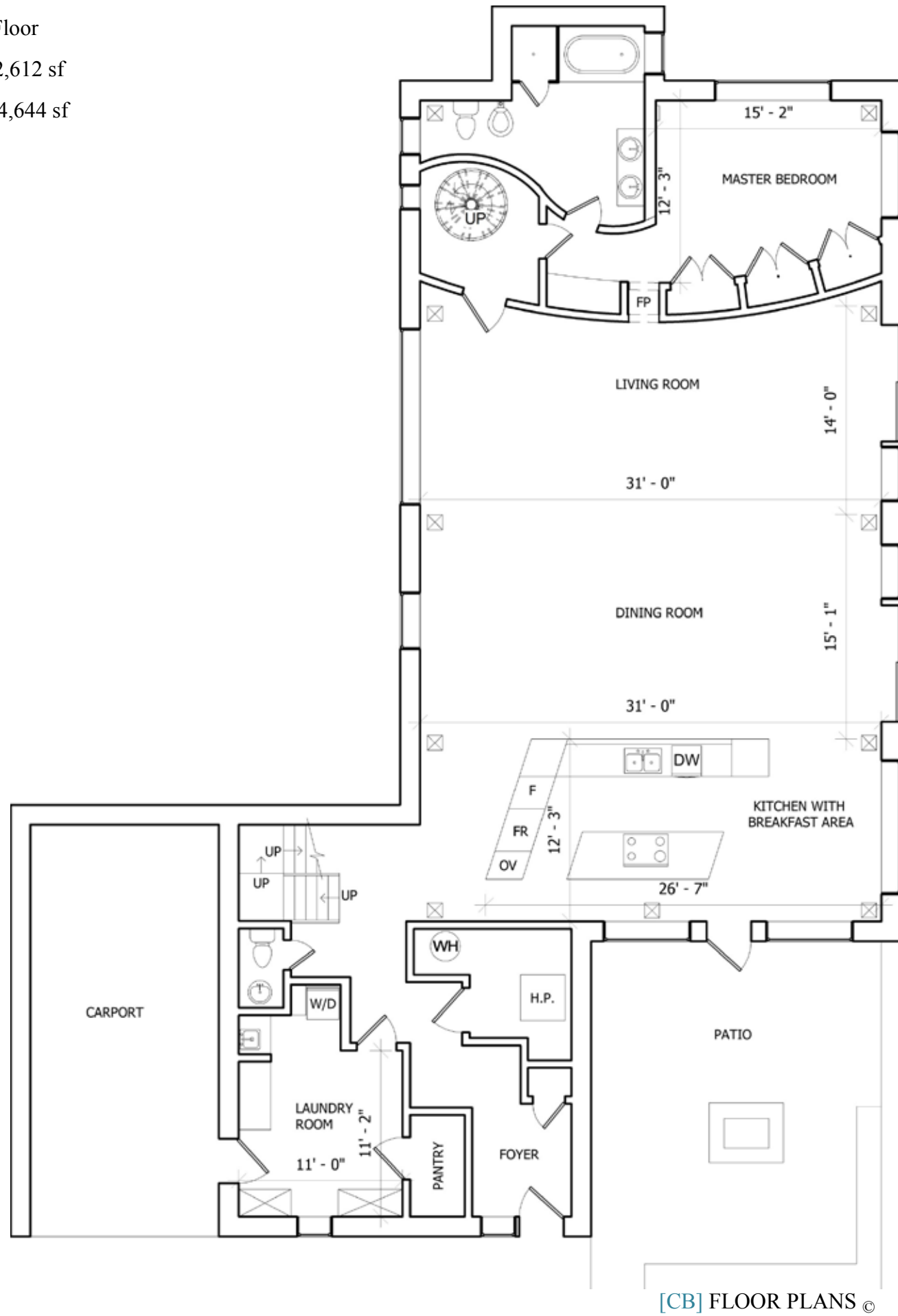


Floor Plan: Barn House

Main Floor

Area: 2,612 sf

Total: 4,644 sf



[CB] FLOOR PLANS ©

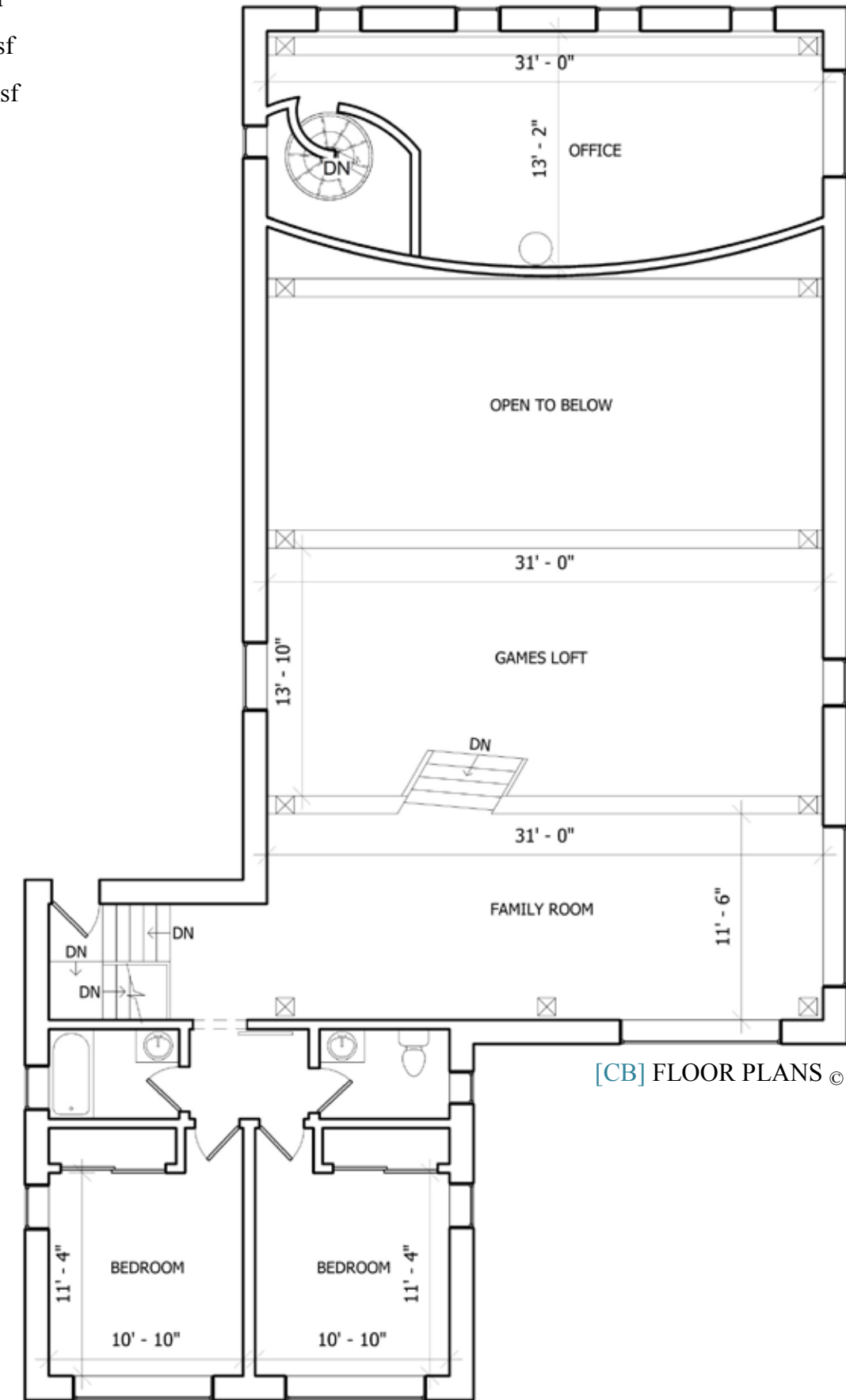
Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness to the floor plans. Measurements should be verified by the buyer.

Floor Plan: Barn House

Second Floor

Area: 2,032 sf

Total: 4,644 sf



[CB] FLOOR PLANS ©

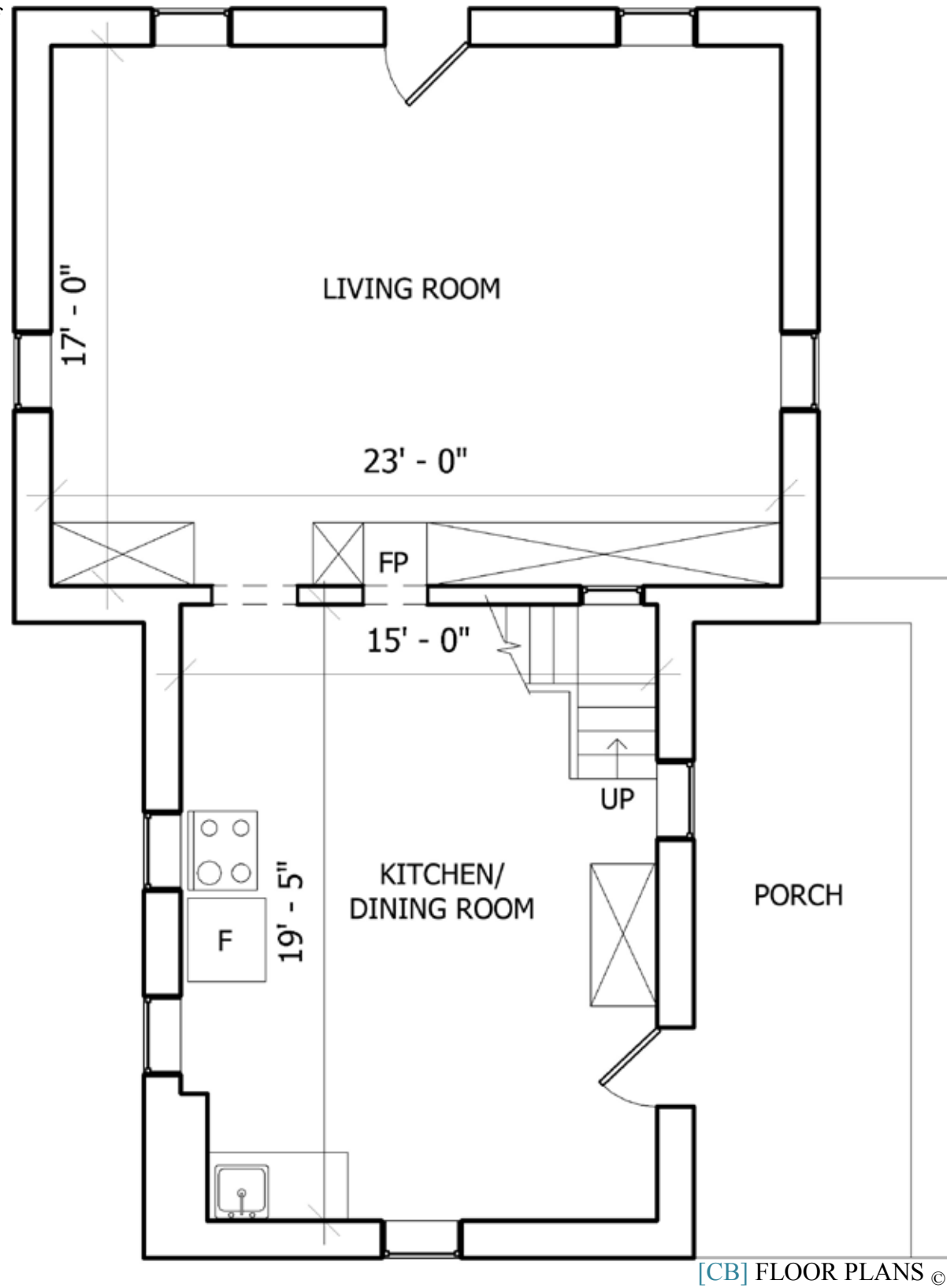
Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness to the floor plans. Measurements should be verified by the buyer.

Floor Plan: Victorian Guest House

Main Floor

Area: 836 sf

Total: 1,672 sf



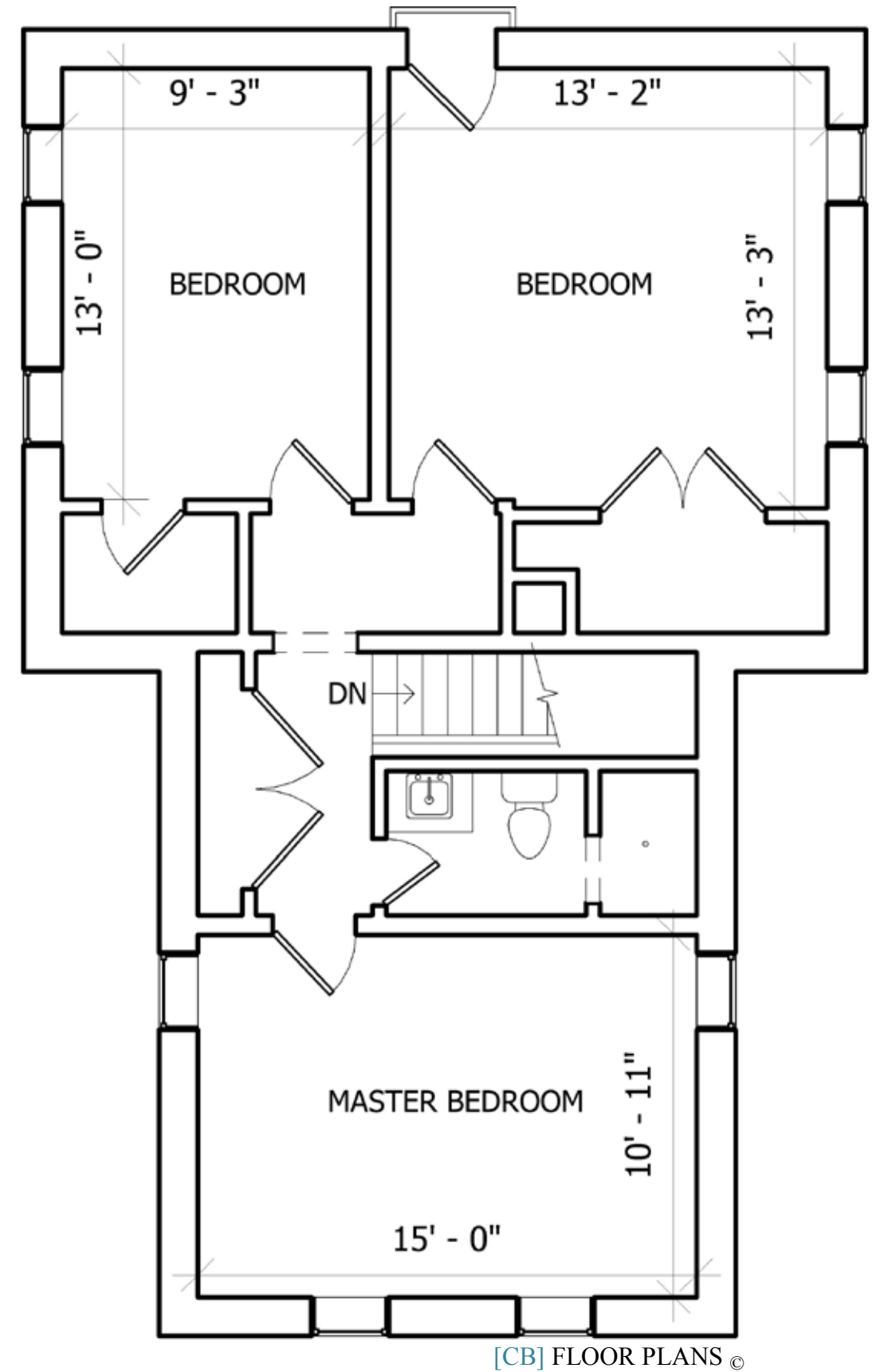
Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness to the floor plans. Measurements should be verified by the buyer.

Floor Plan: Victorian Guest House

Second Floor

Area: 836 sf

Total: 1,672 sf



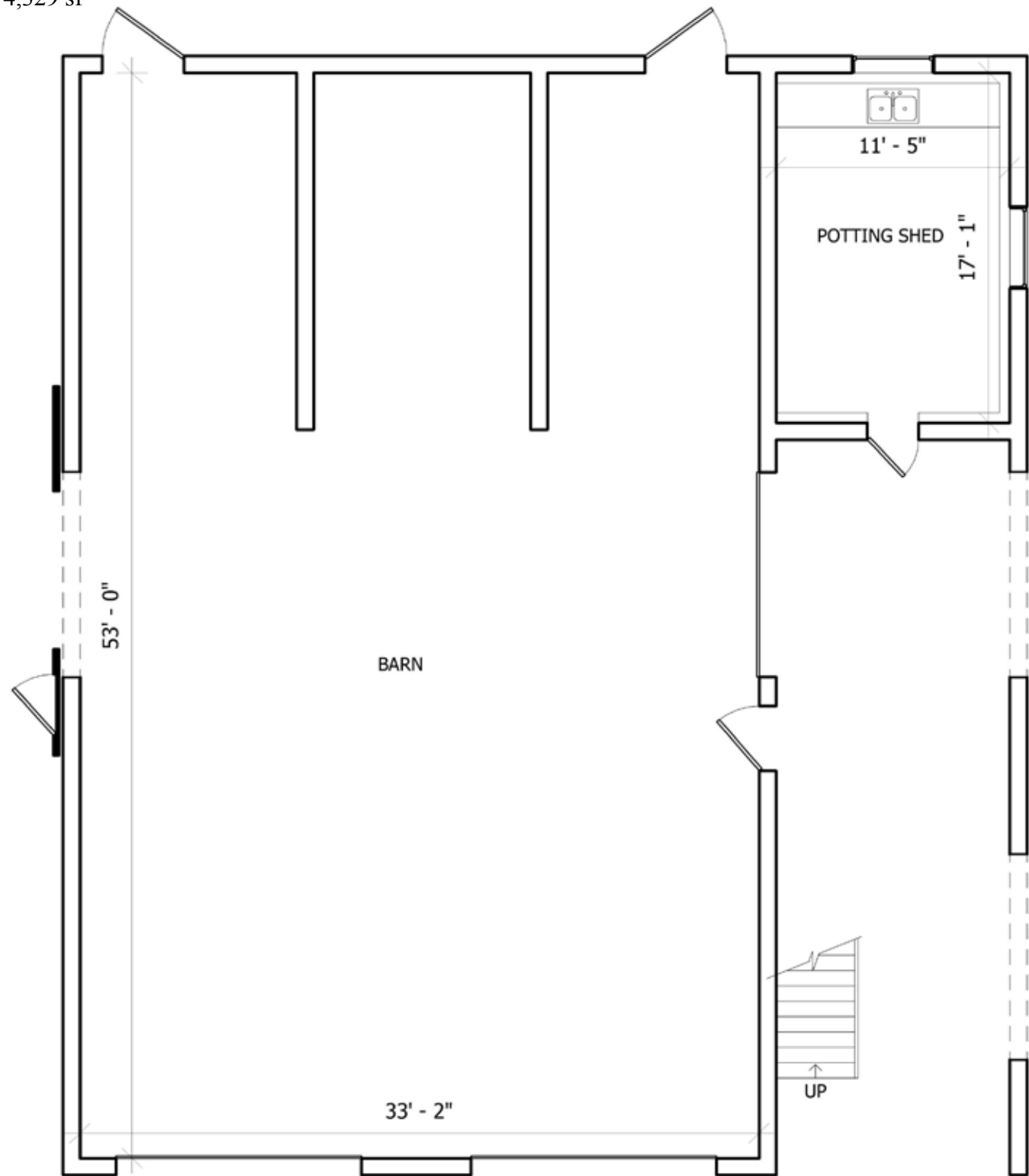
Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness to the floor plans. Measurements should be verified by the buyer.

Floor Plan: Barn

Main Floor

Area: 2,113 sf

Total: 4,329 sf



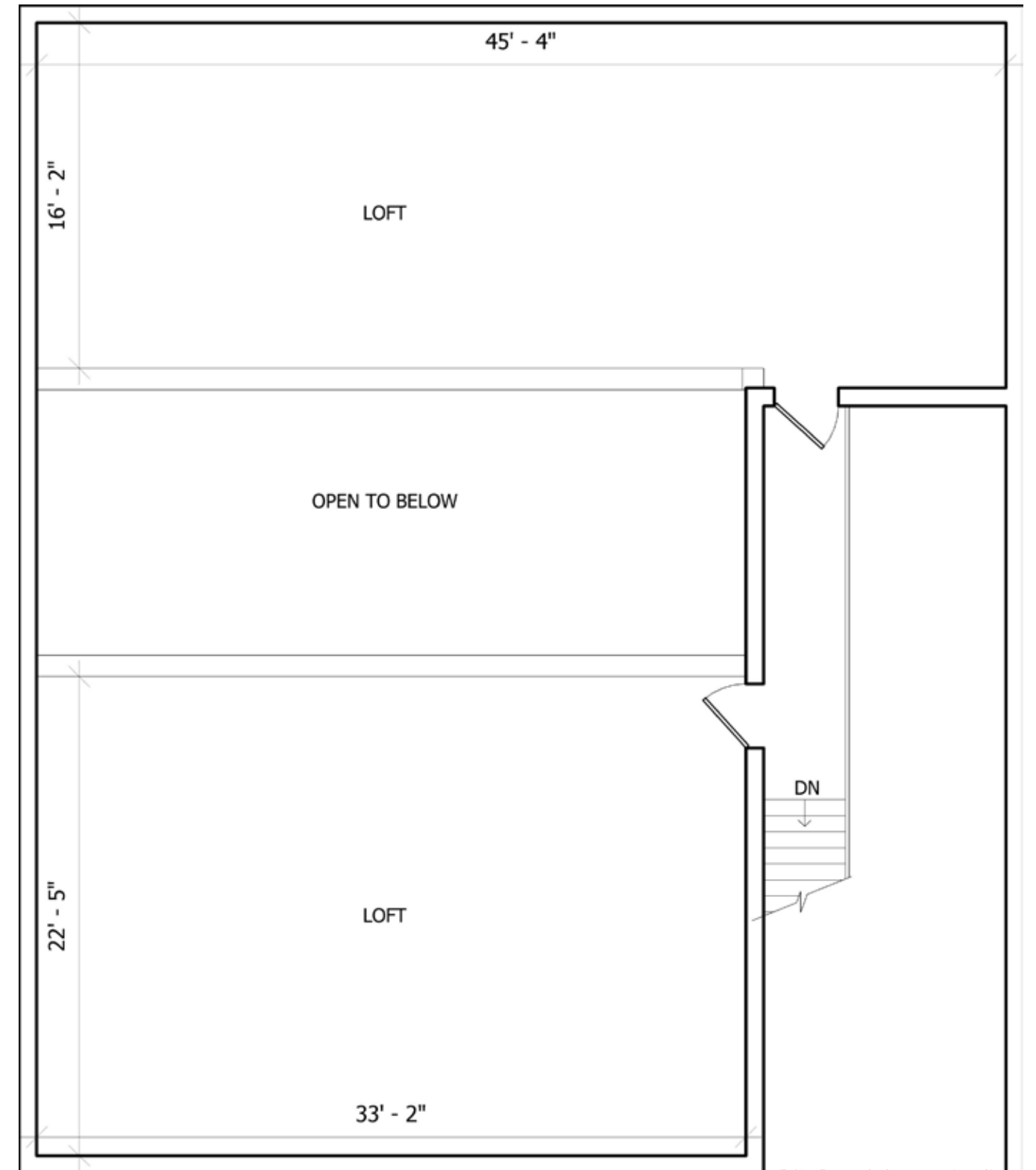
[CB] FLOOR PLANS ©

Floor Plan: Barn

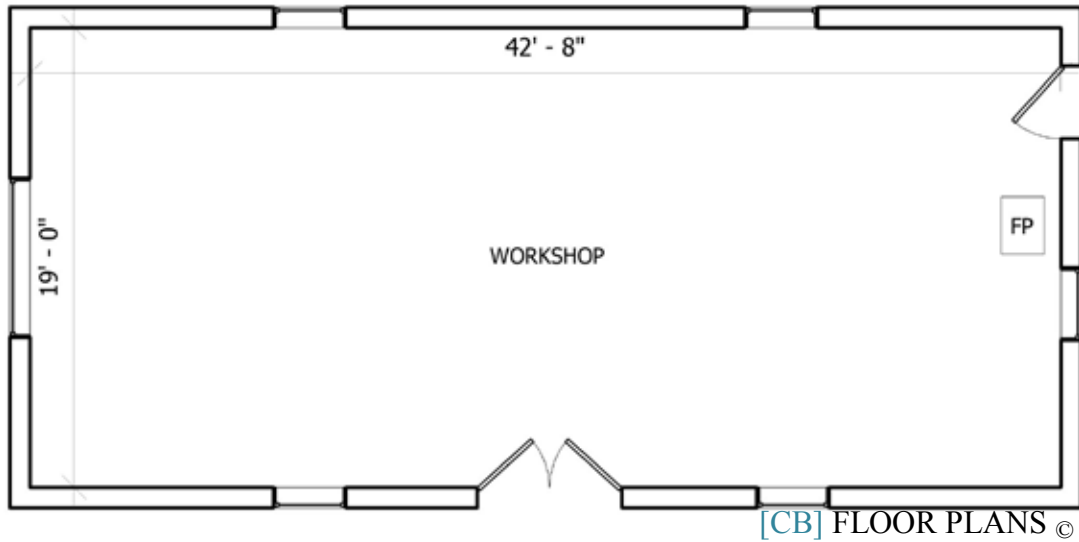
Second Floor

Area: 1,756 sf

Total: 4,329 sf



[CB] FLOOR PLANS ©



Offered Exclusively at \$3,500,000

LEEANNE WELD KOSTOPOULOS
Sales Representative

c 416.566.8603 | o 416.489.2121

leeanne@leeanneweld.com

leeanneweld.com

Gairdner Award Winner

2004-2018

Chairman's Award Winner



JOHNSTON & DANIEL
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES (L.L.C.), BROKER/REALTOR



GINNY MACEACHERN
Broker

maceachern.ginny@gmail.com

1-800-360-5821

www.ginnymaceachern.com

LIFETIME AWARD of EXCELLENCE
Royal LePage RCR Realty
BROKERAGE