

COMPASS



# Olde Stone Villa

267 Depot Street | Mt Croghan, SC 29727



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Step into the timeless allure of Olde Stone Villa, a masterpiece of historic craftsmanship nestled in the heart of Mount Croghan, SC. This turn-key offering ensures the transition is as effortless as it is inspiring. Whether you envision hosting weddings, galas, or exclusive events, Olde Stone Villa is a rare opportunity to own a fully operational venue that seamlessly blends luxury with legacy. This is more than a property, it's a chance to invest in history, beauty, and boundless potential.

## Property Highlights

- **Historic Charm:** Originally constructed in the 1800's with locally sourced fieldstone
- **Grand Scale:** Over 9,400 sq. ft. with soaring ~20-23-foot ceilings and thick stone walls
- **Capacity:** Accommodates 300+ guests
- **Layout:** Features dedicated Bride and Groom rooms, separate Men's and Women's bathrooms on the main floor, and two balconies
- **Outdoor Spaces:** Lush, landscaped 2.78-acre grounds with Waterfalls, an Outdoor Pergola, and open-air ceremony spaces

## Recent Updates & Renovations

- **New** Roof (Installed 2024)
- **New** Doors and Sidewalk
- **New** Chandeliers and Light Fixtures
- **New** White Oak Floors
- **Fresh** Paint throughout



## PROPERTY DETAILS

PARCEL 1D: 106-010-00-002

MLS#: 4333943

ACRES: 2.78

PRICE: \$925,000

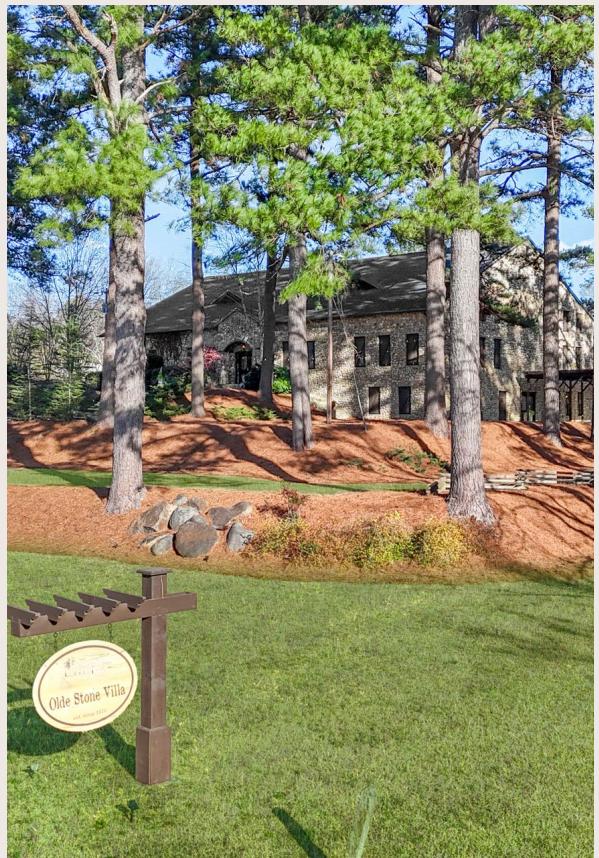
## BUILDING Specs

YEAR BUILT: 1943

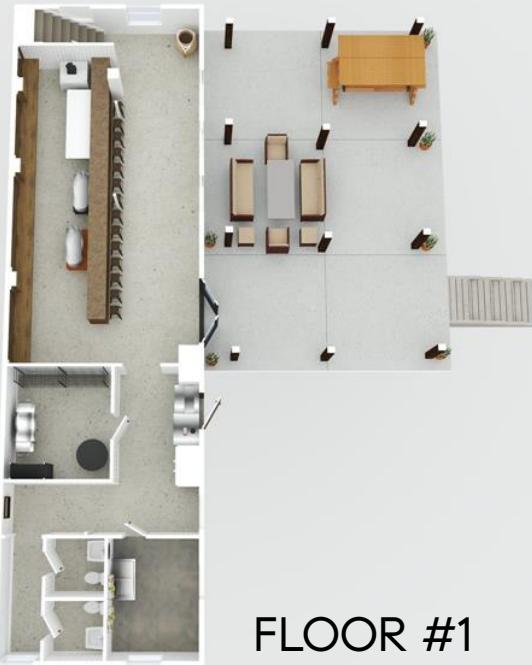
BUILDING SF: 9,477

CEILING HEIGHT: 22 FT

NO. OF BUILDINGS: 1



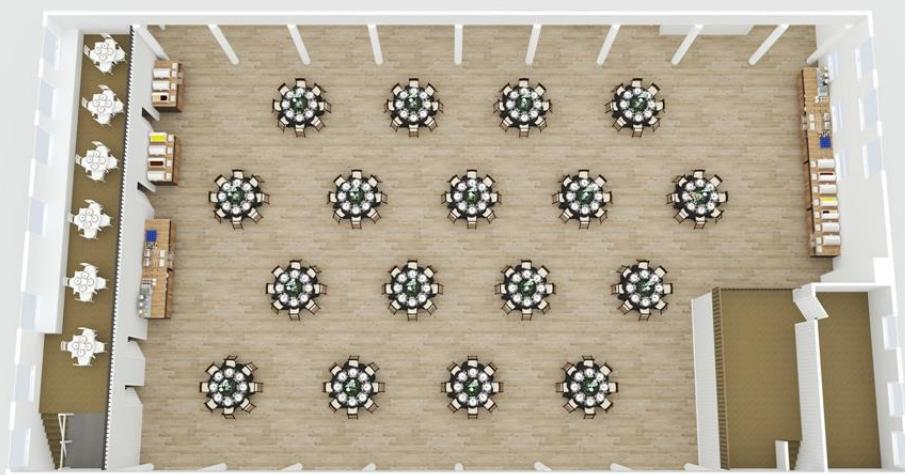
\*\*\*LOT LINES ARE ESTIMATED FROM TAX RECORDS & NOT SURVEY ACCURATE\*\*\*



FLOOR #1

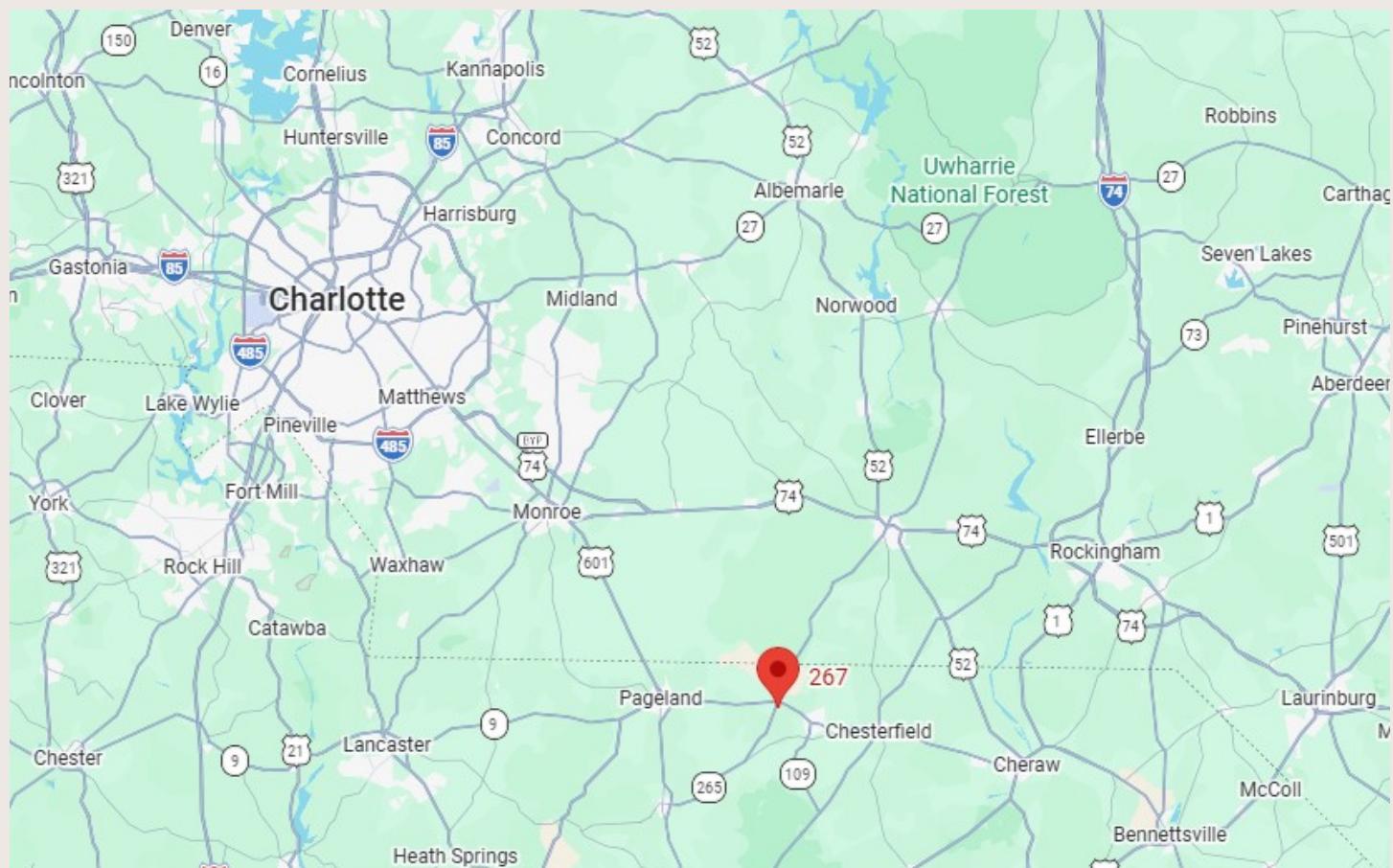
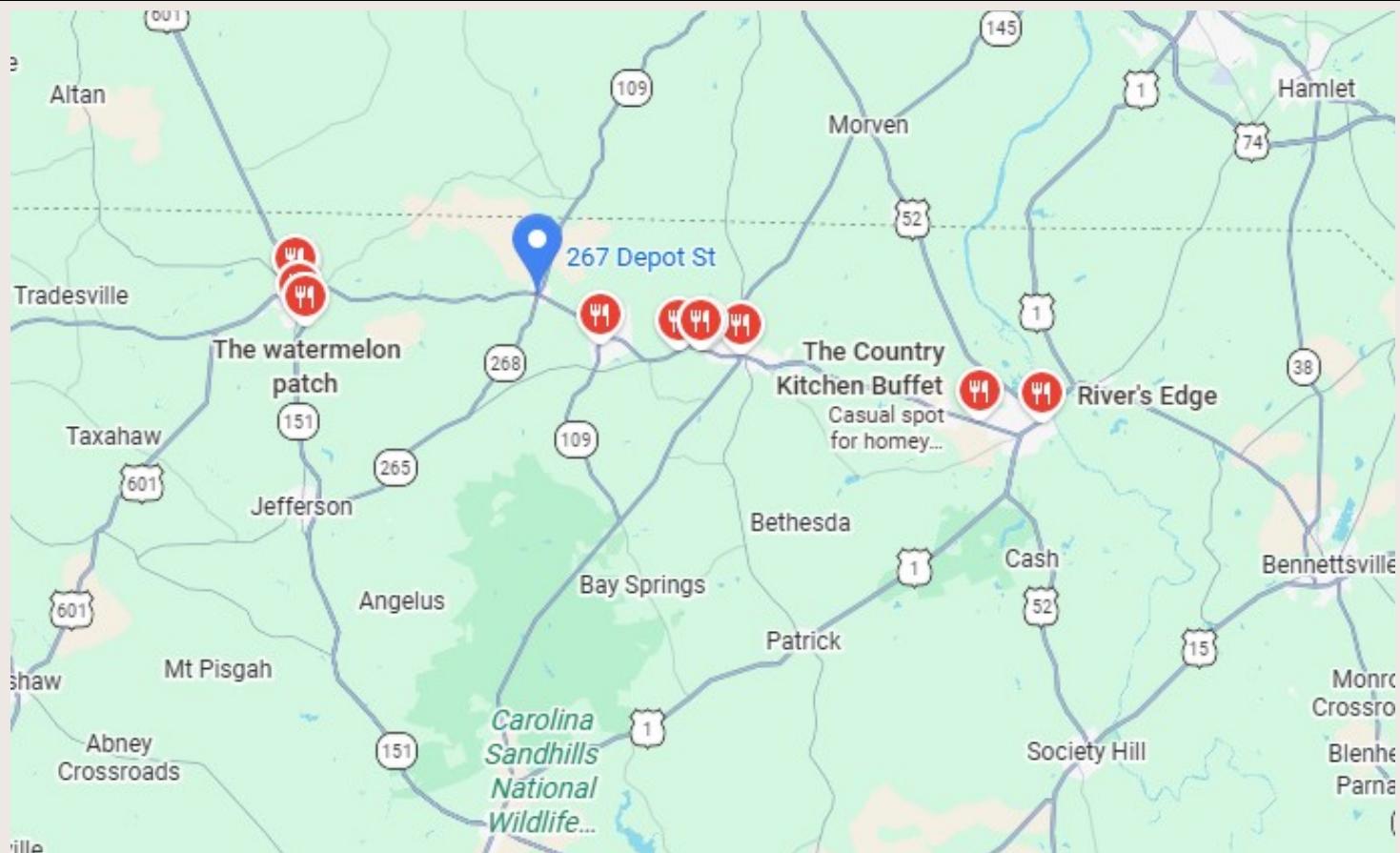


FLOOR #2



FLOOR #3

# 267 Depot Street | Mt Croghan SC 29727



# Mt Croghan

SOUTH CAROLINA

Mount Croghan is a town in Chesterfield County, South Carolina, United States. The population was 195 at the 2010 census,[5] up from 155 in 2000. It is well known for the Mt Croghan Flea market

### Geography

Mount Croghan is located in northern Chesterfield County. South Carolina Highway 9 passes through the town, leading east 9 miles (14 km) to Chesterfield, the county seat, and west 9 miles (14 km) to Pageland. South Carolina Highway 109 leads north from Mount Croghan 3 miles (5 km) to the North Carolina border, from where North Carolina Highway 109 leads northeast another 14 miles (23 km) to Wadesboro. SC 109 joins SC 9 running east from Mount Croghan 3 miles (5 km) to Ruby. South Carolina Highway 268 leads southwest from Mount Croghan 13 miles (21 km) to Jefferson.

# Pageland

SOUTH CAROLINA

Pageland is a town in Chesterfield County, South Carolina, United States. It is the second largest town in Chesterfield County. The population was 2,760 at the 2010 census.[5]

Pageland is widely known for the annual Pageland Watermelon Festival that has been held in July annually since 1951.[6] The watermelon is an important staple in Pageland's community in history. In 1952, Pageland adopted the title of "The Watermelon Capital of the World." Many of the town's benches and business display watermelons and Pageland's water tower features a watermelon painted on the tank.

Pageland is located in northwestern Chesterfield County. U.S. Route 601 passes through the town, leading north 18 miles (29 km) to Monroe, North Carolina, and southwest 20 miles (32 km) to Kershaw. Charlotte, North Carolina, is 41 miles (66 km) to the northwest via US 601 and US 74. South Carolina Highway 9 leads east from Pageland 19 miles (31 km) to Chesterfield and west 23 miles (37 km) to Lancaster. South Carolina Highway 151 leads south 8 miles (13 km) to Jefferson.

# Turn-Key Business Assets Conveying with Sale

The sale includes the full usage rights to the "Old Stone Villa Venue" brand and a comprehensive list below of assets to ensure a seamless transition:

## Furniture, Seating & Decor

- **New Seating:** (185) Indoor Chairs, (35) Outdoor Chairs, Bar Stools
- **Tables:** (5) Outdoor Tables, Cocktail Tables, Commercial Prep Table
- **Decor & Soft Furnishings:** Large chandeliers, (15) white floor-length curtains, Vintage Centerpiece Stands, Vintage Mirrors, Candles, Decorative Pillars, Indoor Fireplace, Fountain on the wall, Octagonal frame backdrop.
- **Ceremony Props:** Brown Wood Arch, White Metal Arch
- **Miscellaneous:** Office & Miscellaneous Furniture included

## Vehicle & Value

- **Classic Car:** Old Mercedes 1929 Replica (Approx. \$7,500 - \$8,000 value)

## Equipment

- **Commercial Kitchen & Bar:** Commercial Refrigerator, Commercial Sink, Ice Machine, Rustic Bar setup
- **Heating/Cooling:** Central Air, (2) Gas Heaters, (3) Outdoor Ceiling Fans
- **Other Improvements:** New vapor barrier
- **Audio/Visual Equipment**

## Financial & Digital Assets

- **Current Bookings:** Existing 2026 weddings with current rates of \$5,300 and \$6,000
- **Brand Transfer:** Full usage rights for the "Old Stone Villa Venue" brand, logo, and marketing collateral
- **Digital Access:** Login credentials for social media (Instagram, Facebook) and Website domain access/credentials, including the Wedding Wire Contract

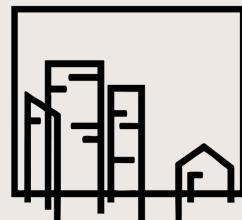


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