

16187 Kreashbaum Road, Rockbridge, OH 43149 Hocking Manor- Property Details

This private estate underwent careful renovation turning a stately single-family home into a comfortable, yet elegant short-term overnight and event rental property that opened for business in June 2022- known as the HOCKING MANOR. This magnificent property is nestled in the rolling hills of Hocking County and is flanked by acres of State Preserve- the perfect investment for the discriminating buyer looking for a private country estate or an established business operation.

The Hocking Manor is a sought-after location to host weddings, family reunions and corporate functions. Its location provides easy access to St Rt 33 and is just minutes to all Hocking Hills attractions. Just 1 mile to bridle paths and state horseman camps.

Over 10,000 square feet of finished space on four levels including an indoor saltwater swimming pool and hot tub wing- complete with full bathroom and beverage center. Sleeps up to 26 in 8 bedrooms, 7 full bathrooms, 3 half bathrooms, large laundry room, gourmet kitchen, several sitting rooms and game/pool table room. Wheelchair accessible.

The Manor is surrounded by bluestone patios where guests can sit and relax and take in the countryside views. The just over 33 acres includes fenced livestock pastures, manicured lawns, fishing ponds & mature trees and offers room for future cabin or event center expansion. Don't miss the opportunity to take in the picturesque views from every window and own this amazing property.

CUSTOM DETAILS

- 2003 custom built brick executive home. Finished space on four levels.
- 10,617 finished square feet including indoor swimming pool wing
- Attention to mechanical details with commercial quality systems
 - 7 Geothermal furnace units with oil booster systems
 - 3 electrical panels
 - 2 Buried propane tanks-one dedicated for pool wing
 - Commercial grade hot water heaters
- Well and private septic
- Ceiling height 12' main level, 10' second level, 8' & 9' lower level
- Gracious two-story great room with wall of windows overlooks the surrounding manicured grounds
- Custom hardwood floors, ceramic tile and LVT
- Bridal staircase overlooks great room
- Chef's kitchen with professional grade appliances, eat-in space, and walk-in pantry
- Finished lower level with full bar, rec room area with pool table, arcade games, gaming tables and large family room area with fireplace.
- Basement storage space and/or future wine cellar.
- The mudroom area off the 4-car garage features storage/housekeeping areas, large laundry room, powder room and access to the pool wing.
- Pool wing includes saltwater pool, hot tub, beverage area, full pool bath and mechanical room
 - Pool doors open for outside access to multiple patio areas.
 - 2022 Pool wing underwent full renovation (see Renovation details sheet)
 - Pool is 18' X 40' with depth 3.5' to 8'
- This home is surrounded by blue stone terraces and overlooks the natural beauty of the acreage.

LOT FEATURES

- 33.62 +/- acres (Subject to final survey and shared drive easement/agreement)
- Acreage includes livestock pastures that are perimeter and interior fenced
- Haybarn, 42x72 with concrete floor, electric. Gas and diesel fuel station
- Three livestock run-in sheds in pastures

ADDITIONAL DETAILS

- Hocking County
- Parcel: 08-00343.0101
- 2025 Taxes: \$32,695.06/year

- Parcel: 08-000349.0201
- 2025 Taxes: \$66.98/year

Items that DO NOT CONVEY

- Paddle boat (upper pond)
- Pig roaster on pack patio
- Livestock: sheep, donkeys, horses