

Manor house of approx. 150 m² over two floors from the late 1800s. The house requires considerable cosmetic renovation and updating but can be used immediately and developed gradually. Private well and approved drainage. Large barn of approx. 250 m², several outbuildings and an earth cellar. 14,523 m² completely secluded natural plot in the forest at the end of a side road off a gravel track. Small pond 100 m from the house. 3 km to the nearest lake with bathing spot and approx. 240 km from Helsingborg.

Video Tour: <https://youtu.be/8uNni7vaqZY>

Price: SEK 1 100 000 (approx. EUR 102 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5NTZXKX33XVJZXMMFB>

Granshult 11 near Korsberga is a classic two-storey manor house from the late 1800s, built in horizontal timber, offering approx. 150 m² of living space + potential to convert an additional attic room of approx. 20 m². There is a terrace at the rear of approx. 25 m² and a smaller terrace at the front of approx. 8 m². The house can be used as a holiday home immediately, but there is plenty to do if desired, particularly interior cosmetic renovation and updating. One should proceed carefully with old houses, so this can advantageously be done gradually. The façade consists of timber cladding of varying age and condition; a small section is covered with masonite. Good metal roof. The windows are old core-wood windows with single glazing of mouth-blown glass and inner panes. The house is heated by a wood-burning stove in the kitchen/living area (inspected by chimney sweep 2025) and another wood-burning stove in one of the bedrooms, plus some portable electric heaters that can be placed as needed. There is also an open flue pipe stove in the living room and an open fireplace in one of the upstairs bedrooms, but the chimney to these is not in use and needs renovation. The electrical system is older with few sockets in the rooms and porcelain fuses plus a few automatic circuits but lacks an RCD. The electrics should be updated, but it works as it is. The house is slightly crooked, and you notice it, but it has settled as it should and has not changed for a long time. Water is taken from a private well that has never run dry and drainage is an approved three-chamber septic tank with infiltration from 2017. Some iron in the water, so installing a filter is recommended.

Entrance from a small terrace into a spacious hall with plank flooring, tongue-and-groove timber panelling on the walls, fine panelled doors with old hand-forged fittings, soft masonite in the ceiling and stairs to the upper floor. Large living room with wide plank floors, older wallpaper and stretched paper in the ceiling, beneath which a plank ceiling is hidden. There is also an open flue pipe stove (not in use). The kitchen has a very basic standard with a wooden worktop, porcelain sink, old wood stove (not in use), gas hob plates, fridge/freezer and a separate oven on the floor. Wooden floor and gloss-painted old planks in the ceiling. Adjacent to the kitchen at an angle is a dining area and a smaller sitting room with wooden floor, stretched paper in the ceiling and an open fireplace with an efficient wood-burning stove with glass door. On the ground floor there is also a bathroom in an extension with entrance from outside via the rear terrace. The bathroom has wet-room matting on the floor, WC, washbasin, shower, washing machine, hot-water cylinder and electric heating. Upstairs there is a spacious landing with plank floor, planks in the ceiling, a single bed and fuse box. Smaller bedroom with single bed, wooden floor and timber panelling in the ceiling plus a hatch to the attic. Larger bedroom with wooden floor, soft masonite in the ceiling (timber behind), double bed and an open fireplace with a Viking wood-burning stove as insert. Larger bedroom with wide floorboards, stretched paper in the ceiling (timber behind), double bed and an open fireplace (not in use). Adjacent to this room is an unfinished attic room that could be converted into a nursery or walk-in wardrobe if desired. Some furniture and other loose items can be purchased additionally or included according to wishes and agreement with the seller. However, a good deal of items will be collected by the seller before takeover, including most things in the barn.

Beyond the house there is a large barn of approx. 250 m² with a metal roof and approximately half is built in horizontal timber. Here there is an old stable, an attached old milk-machine room, wagon port, storage room and a small room in the attic. In addition, there are several woodsheds, an outside toilet, an outbuilding built in horizontal timber in poor condition and a classic earth cellar with a natural stone vault.

14,523 m² (freehold, just under 1.5 hectares or approx. 3 acres) completely secluded natural plot, at the end of a side road off a gravel track – with no through traffic. Around the house there is open meadowland and the rest of the plot consists of predominantly deciduous woodland and rocks with several large, beautiful oak trees. Some undergrowth behind the barn should be cleared. Really pleasant atmosphere on site and there is plenty of space for some cultivation for household needs, play and recreation. There are neighbours in the area with approx. 200 m as the crow flies to the nearest, who is however not visible from the house and causes no disturbance. A dug pond is located approx. 150 m from the house and provides a pleasant water feature and rich wildlife. Approx. 2 km to Granshultasjön, the nearest proper lake, approx. 3 km to a simple bathing spot at Kolvsjön, approx. 6 km to a fine laid-out bathing beach at Boskvarnasjön and approx. 7 km to the large Lake Örken. Approx. 13 km to the village of Ramkvilla with golf course and a fine bathing spot at Klockesjön. Approx. 14 km to Europe's longest zipline in the forest. Approx. 25 km to the village of Åseda and approx. 35 km to the Kettilsås ski slope near Vetlanda. Approx. 60 km from Växjö, approx. 240 km from Helsingborg and approx. 260 km from Malmö.