

\$1,500,000 - 6270 Davis Rd, Woodbine

MLS® #MDCR2030064

\$1,500,000

4 Bedroom, 2.00 Bathroom, 3,468 sqft

Farm on 21.03 Acres

NONE AVAILABLE, Woodbine, MD

As you arrive at this enchanting 21-acre horse farm in Carroll County, an electric gate welcomes you into a property that feels like a storybook setting. To your right, a sparkling pond with an electric fountain sets the tone for the sense of wonder that unfolds across rolling hills, conifer groves, and fruit trees. Every detail has been thoughtfully designed for both horses and people, creating a place that is at once practical, whimsical, and full of character.

The main house offers nearly 3,000 square feet above grade, with four bedrooms and two full baths. Its renovated kitchen delights with granite counters, stainless steel appliances including a gas range and hood, a farmhouse sink, soft-close cabinetry, and an island with breakfast bar seating. The kitchen flows seamlessly into the dining room, where a beamed ceiling and brick fireplace with insert add warmth and charm, mirrored by the front living room with its own beams and fireplace. An enclosed porch off the living room, surrounded by windows, invites you to sit and savor every season.

Beyond the kitchen and dining areas, a bonus room makes an ideal home office with backyard access, while a nearby laundry and mudroom keep daily life organized. Many original hardwood floors remain, balanced by updated Pergo flooring upstairs and in two bedrooms. The upper level reveals a spacious primary suite with a soaring cathedral ceiling,



along with two additional bedrooms highlighted by exposed beams. A walkup attic has been foam insulated and floored, while the unfinished lower level with exterior walkup access offers versatile storage or hobby space.

The equestrian facilities are nothing short of exceptional. Five pastures are equipped with automatic waterers, professionally planned drainage, and gravel-framed gate entrances, ensuring both beauty and function. Multiple run-in sheds, including two high-end poly vinyl structures, provide shelter, while a tack shed, hay shed, and hitching post with bench add convenience and charm. A newly built outdoor arena, designed this year with Bluestone footing, dual French drains offers impeccable drainage and performance. Trails wind between pastures, inviting long rides beneath the sky, while graded land beside the arena is already prepared for your dream horse barn to be set in place. Every pasture and field on the property has been thoughtfully set up for boarding, ensuring convenience and comfort for horses and handlers alike.

Additional structures add to the property's versatility. A detached office, fully insulated with its own HVAC and water, can serve as a professional workspace or creative studio. A machine shed provides extra storage for equipment, while the three-car garage includes a guest suite above, complete with a bedroom, bath, kitchen, and its own washer and dryer perfect for guests.

Every corner of this property tells a story, from the wildlife that meanders through the fields to the carefully placed gravel paths and fountains that reflect the owner's vision of harmony and function. It is a place where horses thrive, friends gather, and nature seems to lean in close, offering a sense of wonder and

sanctuary that is rarely found.

Built in 1900

Essential Information

MLS® #	MDCR2030064
Price	\$1,500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,468
Acres	21.03
Year Built	1900
Type	Farm
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	6270 Davis Rd
Subdivision	NONE AVAILABLE
City	Woodbine
County	CARROLL-MD
State	MD
Zip Code	21797

Amenities

Amenities	Attic, Carpet, Exposed Beams, Pantry, Upgraded Countertops, Walk-in Closet(s), Wpool Jets, Wood Floors
Parking	Asphalt Driveway, Paved Driveway
# of Garages	6
Garages	Additional Storage Area, Garage - Front Entry, Oversized
View	Pasture, Trees/Woods, Garden/Lawn

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Dryer, Ice maker, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water Heater

Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Walkout Stairs, Unfinished, Connecting Stairway, Interior Access, Outside Entrance
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mantel(s), Wood, Insert
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding, Brick and Siding
Exterior Features	Outbuilding Apartment, Riding Ring, Paddock, Horses Allowed, Patio, Wood Fence, Split Rail Fence, Riding Trails
Lot Description	Private, Rear Yard, Trees/Wooded
Windows	Double Pane, Screens, Vinyl Clad
Roof	Other, Metal
Foundation	Permanent
Other Structures	Barn/Farm Building, Garage(s), Run-in Shed, Shed, Machine Shed, Hay Barn

School Information

District	CARROLL COUNTY PUBLIC SCHOOLS
Elementary	PARRS RIDGE
High	SOUTH CARROLL

Additional Information

Date Listed	October 3rd, 2025
Days on Market	4
Zoning	CONSE

Listing Details

Listing Office	Northrop Realty
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Listing information last updated on October 25th, 2025 at 8:45am EDT