

\$665,000 - 252 Granny Branch Rd, CHURCH HILL

MLS® #MDQA2015008

\$665,000

3 Bedroom, 2.00 Bathroom, 2,874 sqft

Residential on 3.13 Acres

GRANNY BRANCH, CHURCH HILL, MD

A property like no other. Looking for a home with privacy, acreage, character, and no restrictions? Welcome to The James Marshall Farm, a truly special property set on 3+ acres in the heart of Queen Anne's County. Offering no covenants, no restrictions, and no HOA, this property provides the freedom to live as you choose. Whether you envision animals, gardens, workshops, or simply space to unwind, this home offers endless possibilities.

A long, tree-lined driveway leads to a classic Colonial residence surrounded by mature trees and open landscapes. With over 2,800 sq. ft. of living space, the home features original hardwood floors, exposed brick, beamed ceilings, and a wood-burning stove that highlight its character, while thoughtful updates add modern comfort. The gourmet kitchen includes granite countertops, dual oven, a spacious island, and newer appliances. The main level offers a formal dining room, living room, full bath, and sunny all-season room. Upstairs are two large bedrooms, an office (or optional fourth bedroom), and a third-floor retreat with two additional rooms ideal for bedrooms, offices, or creative spaces.

Multiple outbuildings enhance the property's versatility, including a large pole barn with electric, a historic granary with water and electric, chicken coop, and several additional structures perfect for storage,



hobbies, or workshops.

The grounds are beautifully maintained, with mature trees, gardens, and open lawns that create a park-like setting. Enjoy evenings by the custom firepit, surrounded by the peace and privacy this property provides. The fenced rear yard adds comfort and convenience.

Recent updates include a freshly painted interior, newer appliances , on-demand propane hot water system, new deep well and well pump, and septic system installed in 2019 (by previous owners).

Ideally located among scenic farmland yet minutes from Rt. 301, The James Marshall Farm offers both tranquility and accessibility –a rare opportunity to own a historic property with acreage and no restrictions. Homes like this seldom come to market –schedule your showing today and experience all this remarkable property has to offer.

Built in 1753

Essential Information

MLS® #	MDQA2015008
Price	\$665,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,874
Acres	3.13
Year Built	1753
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	252 Granny Branch Rd
Subdivision	GRANNY BRANCH
City	CHURCH HILL
County	QUEEN ANNES-MD
State	MD
Zip Code	21623

Amenities

Amenities	Built-Ins, Crown Moldings, Upgraded Countertops, Wood Floors, Stove - Wood, Exposed Beams, Bathroom - Soaking Tub, Bathroom - Stall Shower, Formal/Separate Dining Room, Water Treat System
Utilities	Propane
Parking	Stone Driveway
View	Garden/Lawn, Scenic Vista

Interior

Interior Features	Floor Plan - Traditional
Appliances	Cooktop, Dishwasher, Refrigerator, Built-In Microwave, Instant Hot Water, Oven - Double, Dryer, Washer
Heating	Baseboard - Hot Water, Wall Unit
Cooling	Ductless/Mini-Split
Has Basement	Yes
Basement	Dirt Floor, Combination, Interior Access, Outside Entrance
Fireplace	Yes
# of Fireplaces	2
Stories	3

Exterior

Exterior	Frame
Exterior Features	Outbuilding(s),Extensive Hardscape,Exterior Lighting,Patio(s),Rear
Lot Description	Landscaping, Not In Development, Private, Rural
Roof	Asphalt
Construction	Frame
Foundation	Crawl Space

School Information

District	QUEEN ANNE'S COUNTY PUBLIC SCHOOLS
Elementary	CENTREVILLE
Middle	CENTREVILLE

Additional Information

Date Listed	October 4th, 2025
Days on Market	33
Zoning	AG

Listing Details

Listing Office	Compass
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