Historic Beautiful 23 Acre Estate

"Walk through time with a blend of old and new"

Property Features:

- *9.29 acres of residential/agriculture land.*
- *14.42 acres of conservation land.*
- *Two acre exclusion area amongst conservation land deeded for a building lot.*
- *Tests pits and frontage approval for a two acre building lot on the 9.29 acre residential/agriculture (see enclosed map from Beals Associates).*
- *Beautiful historic stone walls lined with oak trees.*
- *Bright and sunny rolling pastures.*
- *New stone walls highlighting beautiful landscaping.*
- *Original granite posts.*
- *Award-winning gardens.*
- *Original Spring House of the property converted to home office.*
- *Woodlands and Pond.*
- *Rustic cabin in the woods made from tree trunks from the property.*
- *Deeded access over the Rockingham Rail Trail*
- *Additional serviceable wells on property.*
- *Access to the Rockingham Rail Trail with 20+ miles of groomed trails for biking, hiking, x-county skiing, snowmobiling, etc.*
- *Abuts the 300+ acres Piscassic Greenway offering outdoor recreation and conservation.*

Home Features:

- *Attached beautiful 3 story historic barn in excellent condition.*
- *Barn is heated by a propane heater and hosts a separate insulated heated room.*
- *Hand carved exposed beams in kitchen, living area, and upstairs bedrooms.*
- *Original wood flooring, wide plank floors throughout.*
- *Historic 3 room fireplace with original bricks.*
- *Original bee hive oven is the centerpiece for entertaining in the spacious dining area.*
- *Beautiful "great room" featuring coffered ceiling and luxury oak flooring.*
- *Kitchen/family area views both sides of the property, with one side overlooking the pasture.*
- *Insulated "Spring House" with Mini split and electric heat. Perfect for a detached office.*
- *Gas fireplace in great room and a wood stove insert in living area.*

- *Wide plank wood floors throughout.*
- *First floor master looks out to beautiful rolling pastures.*
- *Four full bathrooms and a half bath off of the barn in laundry/mudroom.*
- *Large laundry room/mudroom/office off of the barn.*
- *Spacious 6 car garage with 3 oversized enclosed bays. Garage includes heated work shop and additional storage space.*
- *Beautifully rustic renovated apartment off of garage to host guests or a property manager.*

Equine/Animal Features:

- *Access stalls from inside attached home.*
- *South-east facing stalls and run in sheds.*
- *Running cold and hot water with utility sink and spigots inside the barn.*
- *Heated Automatic Horse Waters in all paddock/pastures. No lugging water!! No frozen water!!*
- *Heated tack room.*
- *Barnyard paddock with two 12X12 run in sheds.*
- *Beautiful brand new large pasture with pressure treated posts and oak fencing hosting a new 12X16 Run in Shed.*
- *Additional paddock/pasture hosting 12 X 12 run in shed.*
- *150 x 75 Horse Arena viewed from home office and living area.*
- *20+ miles of riding trails right out side your door*
- *4 10x12 rubber matted horse stalls.*
- *1 10x12 feeding stall (can be a horse stall).*
- *Wood floors*