

HOMES & FARMS

— REAL ESTATE —

Welcome to Babcock Backwoods Retreat

“The Granby,” a true New England Colonial house plan from Classic Colonial Homes of Florence, Massachusetts, began construction in 2002 - and the vision for this one-of-a-kind retreat came to life.

- All windows, interior doors, and most exterior doors feature simulated divided-light panes and were manufactured specifically for Classic Colonial Homes.
- The impressive 5' x 5' cupola on the garage was personally selected from Classic Colonial Homes and transported back to Westminster.
- The barn beams in the great room were retrieved from a barn that had collapsed in Central Pennsylvania.
- Reproduction lighting throughout the home was carefully hand chosen room-by-room from The Tin Bin in Lancaster, PA.
- Random-width knotty pine plank flooring throughout the home was selected to complement the architectural style and reflect Early American building traditions.
- Reproduction hardware throughout the home was sourced from Acorn Manufacturing, known for traditionally forged iron hardware and historically accurate designs.
- The exterior and interior handmade bricks were hand picked from a collapsed home in Central Pennsylvania.
- The focal point of the great room is the impressive dual-burning brick fireplace, complete with an antique fireplace screen, andirons, wood grate, authentic cooking crane, and pot.
- Wainscoting and decorative stenciling throughout the home were thoughtfully chosen to enhance the authenticity of Early American architecture.
- Antique furniture pieces were incorporated into the bathrooms to replicate traditional “dry sinks,” while antique window shutters were repurposed as linen closet doors in the second-floor bathroom.
- All the trim was painted in rich colors and the walls kept simple.
 - The Historic Colors of America palette was selected throughout the home, developed in collaboration with Historic New England, the oldest regional preservation organization in the United States.
- Kitchen cabinetry was carefully selected from Bishop Cabinets for its historic appearance, color, and chocolate glaze finish. Butcher block countertops complete the period-inspired design.

Exterior -

- 7.1 acre property
 - 6.1 acres under Forest Conservation program
- 2 propane tanks: 1-1000 gallon, 1-250 gallon for pool heater
 - Gene's Propane | Hanover, PA
- Private well and septic
 - Septic pumped - May 2026

Interior -

- Windows professionally repaired, resealed & painted - 2026
- Wood-burning fireplace professionally cleaned - 2024
- Second & third-floor heat pump - 2022
- Microwave - 2021
- Dishwasher - 2017
- First floor furnace - 2011
- In-ground saltwater gunite pool (2009)
 - Tile & coping surround
 - Dedicated propane hookup for pool heater