



# FINE COUNTRY LIVING

Woodbury, Connecticut

**KLEMM REAL ESTATE** Inc

Litchfield County's Premier Brokers

# Woodbury, Connecticut

Litchfield County / New York City - 80± miles

## Fine Country Living



c1685, this country estate is one of the oldest homes in the quaint town of Woodbury. Only 12 owners in its 323 years of existence, this beautifully preserved home sits on 7.5± lightly wooded acres with pasture. The "Homestead" is the essence of country living and blends the warmth and charm of yesteryear with the modern comforts and conveniences of today. Located only minutes from the town center, this New England Colonial boasts many of the desirable details of a vintage home. Exposed chestnut beams, wide planks floors, hand hewn 12"-24" pine paneling, horsehair plaster walls and 12 over 12 windows are only a few of the historic features you will find throughout the home. A beehive Dutch oven graces the living room with three additional fireplaces in the formal dining room, office and family room. The library sits off the family room and leads to a private office said to have been part of an old grist mill which originally was located across the brook. The eat-in kitchen is spacious with a commercial Garland range, large island, bay window with window seat and new granite countertops. Upstairs consists of four bedrooms, including one with private bath and master bedroom suite with sitting room and his and her baths. A guest apartment or caretaker's residence with living room, kitchen, full bath, laundry hook-up and loft bedroom occupies the second level of the 27x50 barn with storage areas on both floors. Additional storage is found in the separate 29x33 carriage house. Barn and carriage house are made of chestnut framing with chestnut floors. Outside entertaining is essential and easy with deck off kitchen, level yard and pool area. A stroll across the brook will bring you to the inground pool, jacuzzi and 12x34 pool house equipped with changing room, great room with cable, bar and commercial grill. An outside shower is conveniently located on the side of the pool house. A park-like setting, the grounds offer perennial gardens, stone walls, brook with small waterfall, tree house and pasture perfect for horses.

**Address:** 55 Good Hill Road, Woodbury **Subject to Contract Price:** Upon Request  
**Style:** Colonial **Age:** 1685 **Sq. Ft.:** 3,780± **Acreage:** 7.5±  
**# Rooms:** 11 **# Bedrooms:** 4 **Baths:** 4 Full, 1 Half **Fireplaces:** 4

Room Description	Size	Level	Room Features	Property Amenities
Living Room	12 x 28	Main	Fireplace, Pine Paneling, Chestnut Ceiling & Beams, Bay Windows, Oak Floor	<ul style="list-style-type: none"> <li>• Exposed Chestnut Beams</li> <li>• Wide Board Floors</li> <li>• Original Wood Paneling</li> <li>• Period Details</li> <li>• Carriage House</li> <li>• Guest Apartment</li> <li>• Barn</li> <li>• Pool with Pool House</li> </ul>
Dining Room	14 x 17	Main	Fireplace, Hidden Bar, Pine Paneling, Chestnut Floor	
Kitchen	14 x 20	Main	Island, Granite, Bay Window with Seat, Commercial Garland Stove, Pine Floor	
Family Room	14 x 17	Main	Fireplace, Horsehair, Plaster Walls, Pineboard Floor	
Library	9 x 13	Main	Shelving, Chestnut Floor	
Office	11 x 11	Main	Pine Paneled, Gas Fireplace	
Master Bedroom	14 x 17	Upper	His/Hers Baths, Dressing/Sitting Room, Chestnut Floor	
Bedroom 2	14 x 18	Upper	Full Bath, Chestnut Floor	
Bedroom 3	8 x 11	Upper	Built-in Bed, Chestnut Floor	
Bedroom 4	9 x 9	Upper	Original Paneled Wall, Chestnut Floor	
Barn	27 x 50		Living Room, Kitchen, Bedroom, Bath, Storage	

**Listing Agent:** Maria Taylor 860.868.7313 Ext. 26 All Data to be confirmed by Buyer.

**#1 For Selling Fine Country Properties!**

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