

**KLEMM REAL ESTATE Inc**  
Litchfield County's Premier Brokers

**PRESS RELEASE**

Press Release 6/5/18  
For Immediate Release

**KLEMM LISTS COUNTRY COMPOUND**

(West Cornwall, CT) – Klemm Real Estate has just listed a special Litchfield County estate with 187± acres of bucolic countryside for \$13,750,000.

Nestled on a beautiful pastoral hilltop with complete privacy and ever changing views this country compound is highlighted by an historic brick Georgian Manor house set amid extensive flower gardens, lush shrubbery and hedges, specimen trees and an orchard. Elegant yet understated, it radiates a sense of warmth and comfort. Numerous renovated outbuildings adjoin the Manor House including three quaint and charming independent residences currently used as a guesthouse, an office and a caretaker's house. A covered brick patio leads from the main house to an artist's studio. The horse barn with a cobblestone courtyard, tack room and equipment storage is truly spectacular. A second barn with extensive garaging and storage as well as a nanny's apartment, a third barn for hay storage and farm animals and an antique maple sugar house complete the farm. The manicured grounds include a heated pool alongside an impressive arbor-covered brick patio, a tennis court, a large pond, antique stonewalls and herb and vegetable gardens. An extensive trail network meanders through the meadows and woodlands.

This exquisite property is an unparalleled estate that perfectly blends and showcases all the elements that one might imagine a country property and lifestyle to include. It is located within 100± miles from New York City, minutes to skiing, Metro North and fly fishing and a short distance to a multitude of outstanding restaurants, galleries and cultural and recreational events that Litchfield County is known for.

Klemm agents Carolyn Klemm and Roger Saucy are sharing this listing. "This is an amazing property with one of my favorite houses in all of Litchfield County – a Georgian brick Colonial which sits on a magnificent estate with privacy, views, outbuildings – everything an affluent buyer would covet," says Carolyn Klemm, Klemm founder.

"In my 30 years of selling Real Estate in Litchfield County I have never come across a property that epitomizes Litchfield County living as well as the estate. It really has all the elements that one could ask for. The classic brick Georgian main house has a rare understated elegance, amazing views and total privacy," remarks senior sales associate Roger Saucy.

"The grounds are a delight with world class gardens, orchards, a sizeable pond, tennis court and pool. There is car storage for the collector, a guest house, a caretaker's house, barns, stables and even a maple sugar house, all on 187 acres land. Truly one of a kind!" he continued.

Klemm Real Estate has offices located in Washington Depot, Woodbury, Litchfield, Roxbury, Lakeville/Salisbury and Sharon. Staffed by 40 associates serving Litchfield County for about 30 years.

For More Information Contact: Graham Klemm, 860.488.6635, g@klemmrealestate.com; or www.klemmrealestate.com.

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

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