

Granite Ledge Farm



1482 Main Street, Springfield, NH 03284

WEB: 1482MainStreet.com

- » **Beds:** 4 | **Baths:** 1 Full, 1 Half, 2 Three-Quarter
- » **MLS #:** 4752574
- » Single Family | 3,547 ft² | Lot: 137.3 acres
- » Antique Cape beautifully maintained
- » One floor living, master suite
- » Extra bedroom suite with kitchen over garage
- » Fields, pond and overlook with views of Lake Sunapee
- » Landmark property in historic Springfield

QR Code



\$ 695,000



Bo Quackenbos

(603) 491-2401 (Cell)

(603) 526-4050 (Office)

bo.quackenbos@sothebysrealty.com

Sotheby's

INTERNATIONAL REALTY

Four Seasons Sotheby's International Realty

259 Main Street
New London, NH 03257
(603) 526-4050

Granite Ledge Farm is an exceptionally well maintained antique cape on 137 acres. The original features include hand hued beams. The land encompasses four separate lots of record and has open fields, woods and a pond fed by a natural stream. Trails lead to the granite overlook with views of Mt. Sunapee and Lake Sunapee. The house offers three bedrooms and a suite over the garage with additional kitchen. The master suite is located on the first floor and has a recently updated bath. There are many antique features with gun stock corners, beamed ceilings and original floors. Recent updates include the baths and kitchen. The living spaces offer a fire place or wood burning stove and are ample for a couple or for entertaining a large group of friends. A porch and family room abut each other and are winterized for year round use. Two upstairs bedrooms and half bath are perfect for family or guests. A new bath with shower is located on the first floor. A back yard patio is open to the fields and sloping vistas to the woods. Across the street is a pond and screen house fed by a year round stream. Showings are by appointment.

Located ten minutes fro New London where access to shops and restaurants is readily available and this is the home of Colby Sawyer College. 45 Minute drive to Manchester Boston Airport and 30 minutes to Hanover and Dartmouth College. Many area

