

## BEDELL FARM ROAD STOWE VERMONT

A spacious beautifully crafted home blends the style of yesteryear with the comforts of today's family living. The pastoral setting is located just minutes from the center of Stowe and the ski slopes and yet allows for privacy, serenity and the opportunity to connect with nature.



The property is made up of 3 separate components and offered in 3 different combinations.

THE ESTATE - \$1,350,000

- 30.61 acres of pastures and maple woods
- Main house
- Workshop/studio
- Guest house
- 2 barns
- Pond
- Additional building lot

FAMILY COMPOUND - \$1,100,000

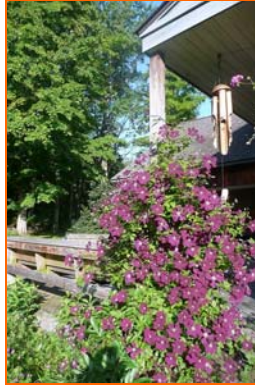
- 22.99 acres of pastures and maple woods
- Main house
- Workshop/studio
- Guest house
- Barn
- Pond

RESIDENCE - \$850,000

- 19.70 acres of pasture and maple woods
- Main house
- Workshop/studio



## MAIN HOUSE



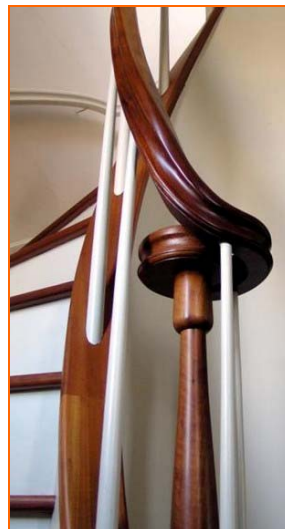
- Built in 1977
- 3,692+/- sq ft
- 5 bedrooms
- 3 1/2 Bathrooms
- Foyer
- Office
- Library

- 3 fireplaces
- 2 car garage
- Full Basement
- Windows replaced 2008
- Roof replaced 2008
- Septic replaced 2007
- Chimneys reconditioned

### Main Level

- The country kitchen with beamed ceiling and huge Count Rumford fireplace is the heart of the house. Wide pine floors (up to 24 inches wide), butcher block island, cozy casual dining in front of the bay window, a walk-in pantry to store maple syrup made from trees on the property and room for the largest family to gather.
- A brick tunnel runs through the 10'x10' central chimney adding additional passive heat and cooling.
- The living room with fireplace and dining area has French doors opening onto the south facing deck.
- Just off the living room is the library and separate writing room with book shelves galore.
- Enter through the wood paneled foyer with tiled floor and many closets.
- A powder room completes the main floor.





The original hand crafted, mahogany and cherry staircase is not only an art piece but leads you to the 2nd floor.

## 2nd Floor:

- The large master bedroom suite with wood-burning fireplace has several windows to let in the morning sun and is well-equipped with closets and built-ins.
- 3 guests rooms and 2 bathrooms are also on this level. Both bathrooms have been recently upgraded with tiled showers, and new fixtures including a deep soaking tub
- Over the garage is a large sunny room currently used as an office with built in desks and a separate entrance. Adjoining the office is the laundry room, large enough for another bathroom should you wish to turn this area into a guest suite. Permitting allows for this fifth bedroom.
- Additional unheated space over the garage is suitable for storage.



## Workshop/Studio:

- 24'x40' 2 story detached building built in 1997
- New hot air furnace in 2009
- Full two story height in half of the building
- Upstairs storage in other half
- Tall sliding door on end for easy access with vehicle
- Currently used as workshop
- Separate tool room and one car garage in attached shed



## Guest House:

- Built as the original farmhouse in the 1800s.
- Beamed ceilings, wood burning fireplace
- 3 bedrooms, 1 bathroom
- Already sub-divided with 3.29 acres
- Rental history available
- Barn with space for one car and small animal stalls
- Pond and views

