

211 BELLOWS HILL ROAD
Carlisle, Massachusetts



Bartlett Farm: An Historic New England Farmhouse on 49 Bucolic Acres



Exclusively Marketed By:

THE SENKLER TEAM
Direct Team Line: 978-505-2652













KITCHEN



OFFICE



DINING ROOM



LIVING ROOM





FAMILY ROOM/BARN ROOM

THE RESIDENCE:

Own a piece of America's history! Bartlett Farm is situated on land through which the minutemen marched on that fateful day in April 1775 to join in the battle for freedom at the Old North Bridge.

The original, pre-revolutionary Farmhouse, built circa 1760, has been significantly updated, restored and greatly expanded throughout the years. Most recently, in 2006, an exceptional 50'x 32' "Barn Room" was added. In 2005, the property was featured on "This Old House".

Style and tradition is captured beautifully in this unique property, a fascinating blend of vintage charm and today's modern conveniences. Excellent examples of mid 1700's architecture are showcased in the dining and living rooms with original wide pine flooring and traditional brick fireplaces. The new and expansive kitchen is resplendent with Cherry cabinetry, top-of-the-line appliances and tumbled marble flooring with radiant heat. Glorious pastoral views can be seen from the window seat of the family dining space.

The first floor also showcases a unique stone floored office, sitting room with French doors to the backyard, a garden and mud room and two half baths. The "Barn Room, a stunning reconstruction of a 200 year old Vermont barn, has an impressive floor-to-ceiling stone and brick fireplace and French doors leading to the brick terrace and in-ground pool beyond.

On the second floor of the main house, two connecting bedrooms offer warm period features. There are also two full baths. The generously-sized master bedroom offers a vaulted ceiling and a splendid marble master bath. A suite of rooms above the garage provide two additional bedrooms, a connecting room with a kitchenette, and a full bath. This space is ideal for teenagers, or as an au pair or in-law suite. The finished lower level features a game room, playroom and extensive wine cellar with 1000 bottle capacity. There is garaging for 4 cars on 2 levels.

This remarkable property, truly a rare and magical offering, is at once a gentleman's farm, equestrian property, a country estate and a home to be cherished.



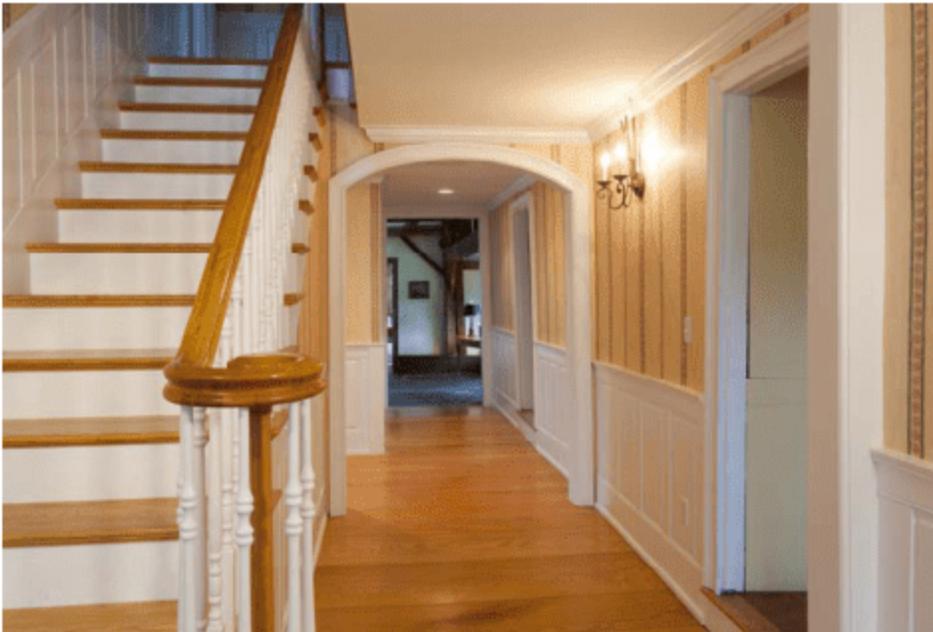
KITCHEN



WINE CELLAR



MASTER BEDROOM SUITE



ENTRY FOYER



BEDROOM

Features: 211 Bellows Hill Road, Carlisle

FIRST FLOOR

FOYER: Oak flooring, wainscoting, crown molding, stairs to the second floor

DINING ROOM: Original wide pine flooring, traditional brick fireplace, corner boards, astragal panels, built-in cupboard, ceiling beams

ORIGINAL FOYER: Between dining room and library, original front door, turned wooden stairway.

LIVING ROOM: Wide pine flooring, rustic beams, corner boards, horizontal wall boards, rustic beams, brick FP w/bee hive oven, pot hooks, wood mantle

OFFICE (STONE ROOM): Stone floor and step, vaulted ceiling, wide window wall, rustic beams, ceiling fan.

THE BARN: Phenomenal 2 story space, constructed around a Vermont barn structure. The floors are wide pine with ash inserts (the ash trees were cut from the land by previous owners). There are many variable -sized windows and two French doors opening to a brick terrace. The massive, floor-to-ceiling fireplace, is beautifully crafted and made of brick and stone; the mantle is a beam from the animal barn. There is a nice built-in bar, ceiling fans, a beautiful chandelier, and a stairway to an unfinished walk-out lower level.

SITTING ROOM: Wide pine flooring, bead board, small windows open to the office, French doors to back yard. Connects the barn room to the Kitchen.

KITCHEN: Extensive cherry cabinetry, some with glass fronts, large center island with breakfast bar and prep sink, granite countertops, ceramic tile, radiant heat, Viking Professional range, 6 burner plus griddle, 2 electric ovens and hood; Viking Professional refrigerator with bottom freezer; two Miele dishwashers, farmer's sink, ceramic tile backsplash, built in stereo system, wide desk area.

BUTLER'S PANTRY: Granite countertops and white cabinetry

FAMILY DINING AREA: Oak floor, wide window with window seat, flanking cherry cabinets, chandelier.

GARDEN AND MUD ROOM: Side entrance, wide pine flooring, rough hewn beams, sink and counter for potting, storage for coats, boots & gear, area with peaked ceiling and French doors to back year. Entrance to garage, entrance to front porch, stairway to bedroom suite over garage.

BATHS: There are two half baths on the first level.

SECOND FLOOR

MASTER BEDROOM: Vaulted ceiling, random width pine flooring, rough hewn beams, double closets, built-in entertainment center, bookshelves. Pocket door to master bath, ceramic tile floor, soaking tub with marble decking, glass shower/steam shower with marble seat; 2 marble vanities.

BEDROOM 2: Original vertical and horizontal walls, painted wide pine floor, fireplace (not used), connecting door to bedroom.

BEDROOM 3: Wide pine flooring, beamed ceiling, corner boards, paneled walls, double and single closet.

GIRLS BATH: White cabinetry, Corian counter, tiled with tub, oak flooring. | **BOYS BATH:** White cabinetry, tiled shower, Corian counter.

SECOND FLOOR (Above Garage)

BEDROOM SUITE: Stairway from garden/mud room. Two bedrooms with connecting room and full bath. Both bedrooms are carpeted; the larger has access to under eaves storage space. Connecting room has vaulted ceiling open to cupola, small kitchenette.

LOWER LEVEL

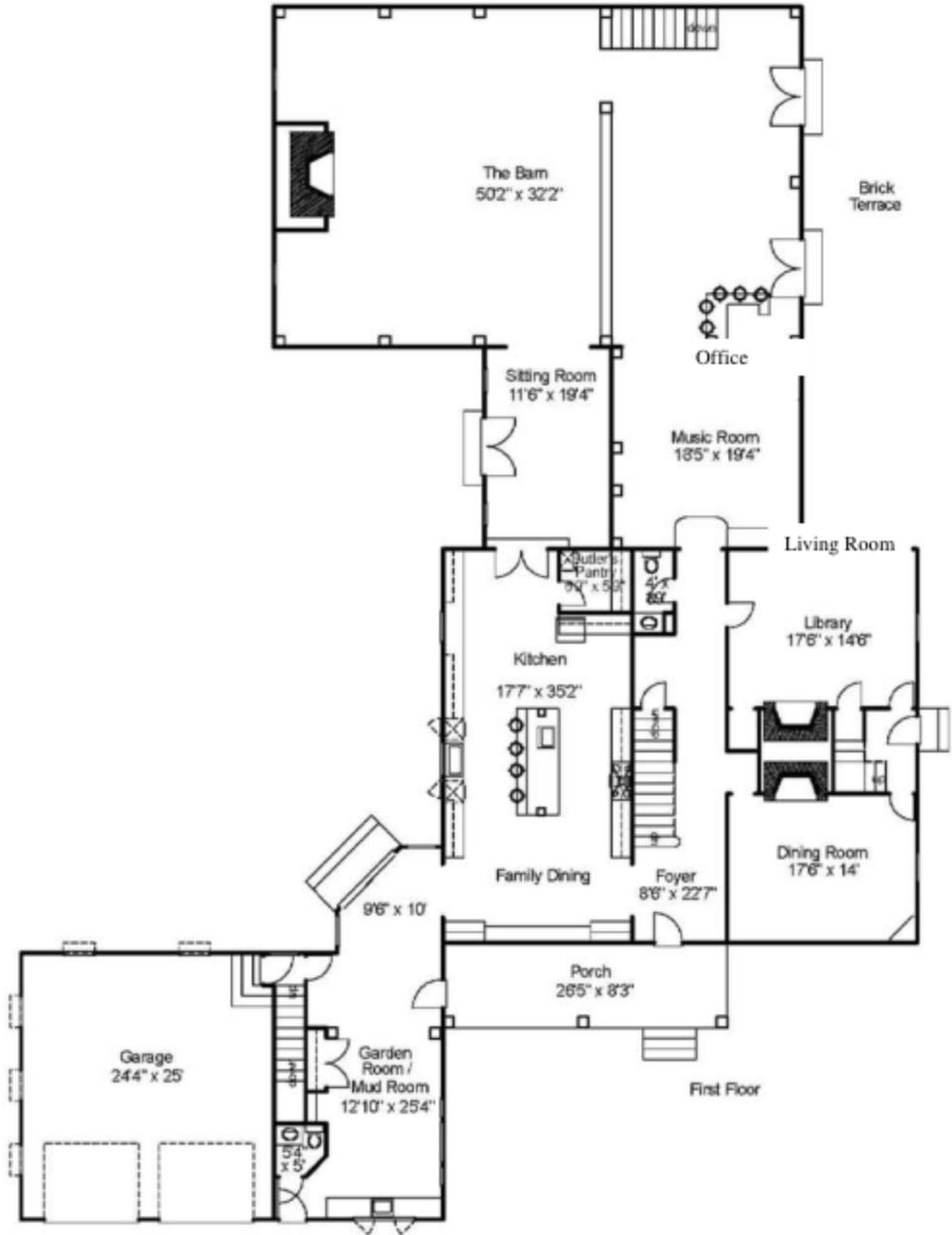
Two generously- sized rooms plus an expansive wine cellar. Stairway from game room to lower level garage.

EXTERIOR

- Columned front porch
- Brick terrace off barn room
- In-ground pool—36' by 18'
- Restored Barn—50' x 34'; 3 stalls, heated tack room, chicken coop, several haylofts
- 3 Paddocks
- Screened Gazebo
- Pond



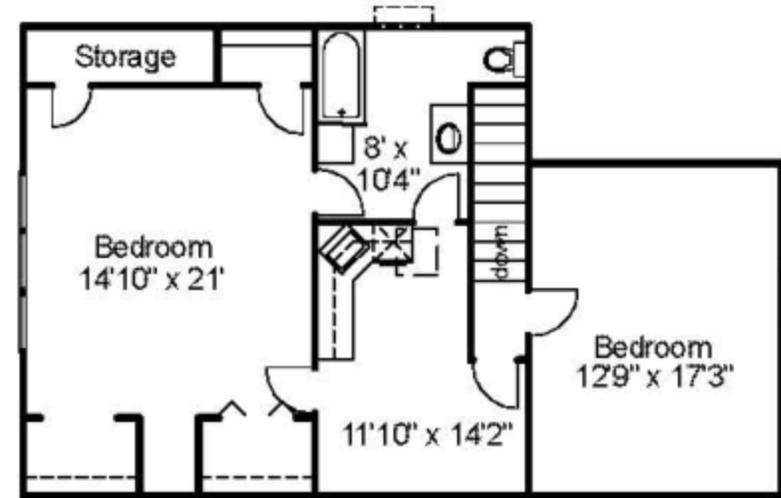
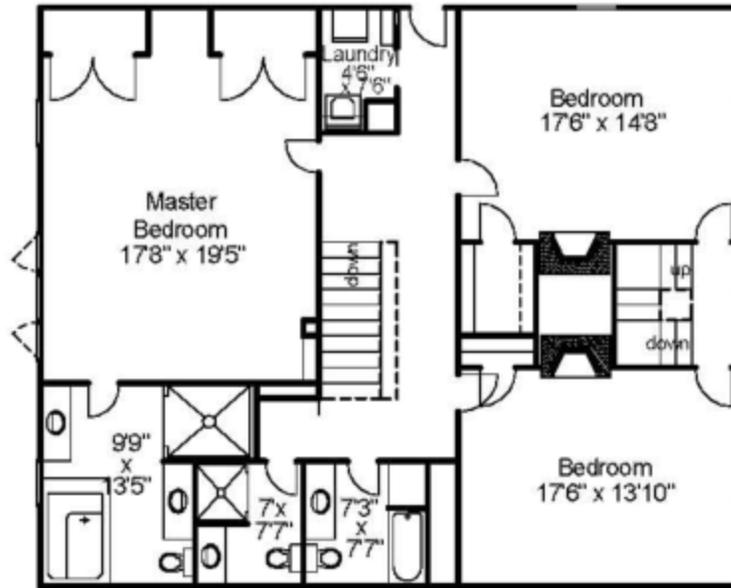
211 BELLOWS HILL ROAD | MAIN LEVEL



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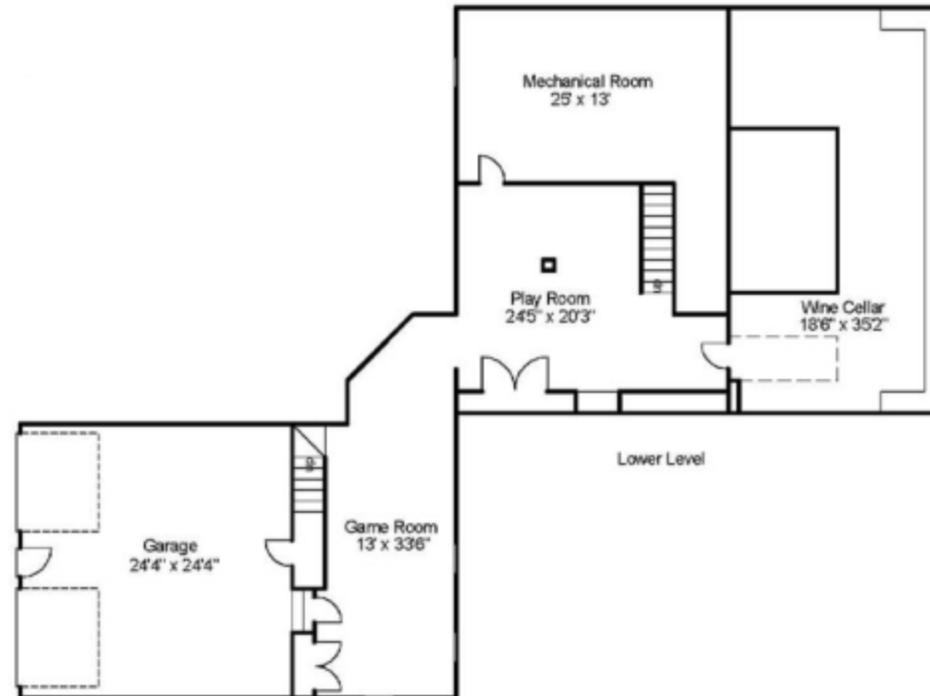
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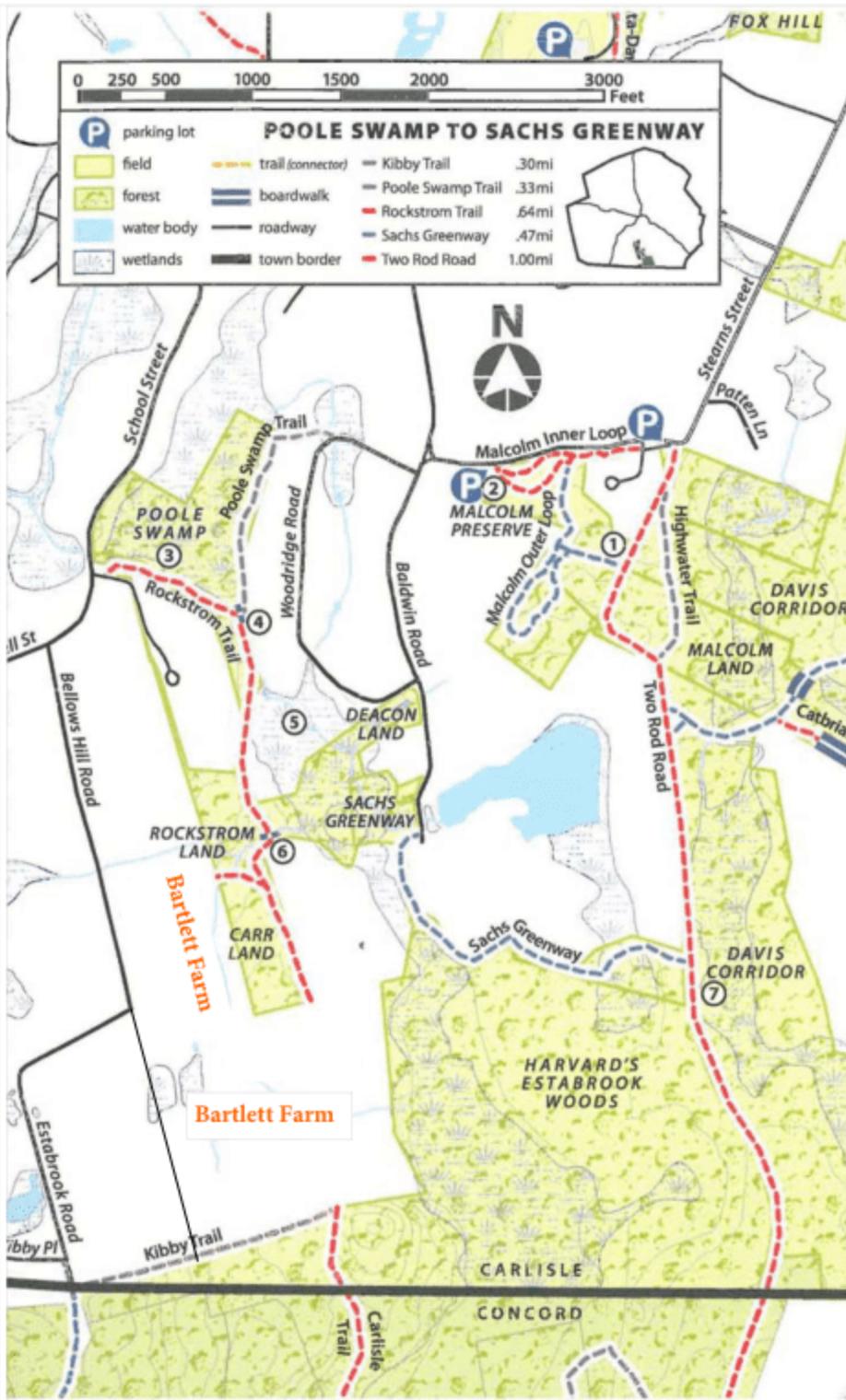
211 BELLOWS HILL ROAD | SECOND LEVEL



Second Floor

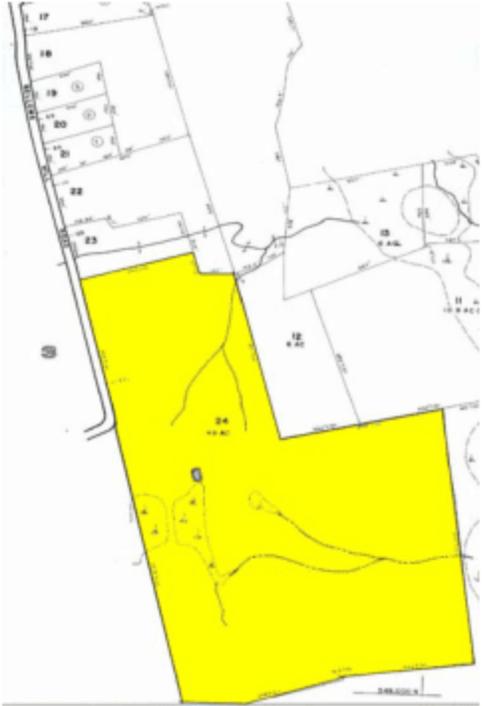
211 BELLOWS HILL ROAD | LOWER LEVEL





BARTLETT FARM PROPERTY:

Come home to the country! There are 49.3 idyllic acres that include an antique farmhouse with a lovely landscaped yard, a profusion of rolling meadows and open pastures, three paddocks, a pond, pool, screened gazebo and deep woodlands with direct access to a fabulous network of hiking, riding and skiing trails in the conservation lands of Estabrook Woods. Henry David Thoreau wrote of walking the property in the 1800's. This fine equestrian property boasts a restored barn (rumored to be the oldest barn in Carlisle) with three stalls, a heated tack room and several haylofts.



Bartlett Farm: 211 Bellows Hill Road, Carlisle

\$3,180,000



RESIDENTIAL BROKERAGE

OVERVIEW

Style New England Farmhouse
 Year Built..... 1760
 Rooms 12 + Lower Level
 Bedrooms 5
 Baths 3 Full, 2 Half
 Living Area 7,691 SF; Includes LL
 Lot Size 49.3 Acres

STRUCTURE

Exterior Clapboard, Shingle
 Roof..... Asphalt Shingle
 Foundation Brick, Fieldstone
 Basement..... Partially Finished
 Floors Wide Pine, Oak, Ash, Tile
 Fireplaces 5 (Some unused)
 Terrace Brick, Off Barn Room
 Pool In-ground
 Porch Front, Columned
 Garage..... 2 Car Attached, 2 Car Under
 Driveway..... Paved
 Barn..... 3 Stall, Restored

AMENITIES

Range Viking, Propane, 6 Burner
 Griddle, 2 Electric Ovens
 Dishwasher..... Two, Miele
 Refrigerator Viking, Bottom Freezer
 Sinks..... Farmer's, Prep Sink
 Pot Filler..... Yes
 Cabinetry..... Cherry
 Countertops Granite
 Laundry 2nd Floor
 Butler's Pantry Yes

ROOMS

First Level
 Foyer 8.6 x 22.7
 Dining Room 17.6 x 14.0
 Library 17.6 x 14.6
 Barn Room..... 50.2 x 32.2
 Kitchen/Family Dining . 17.7 x 19.4
 Stone Room 18.5 x 19.4
 Sitting Room..... 11.6 x 19.4
 Garden/Mud Room 13.0 x 25.4
 Half Bath..... 5.4 x 5.0
 Half Bath..... 4.0 x 8.9

Second Level
 Master Bedroom 17.8 x 19.5
 Master Bath..... 9.9 x 13.5
 Bedroom 2 17.6 x 14.8
 Bedroom 3 17.6 x 13.10
 Full Bath 7.3 x 7.7
 Full Bath 7.0 x 7.7

Second Level Suite
 Bedroom 4 15.0 x 21.0
 Bedroom 5 12.9 x 17.3
 Connecting Room 14.2 x 11.10
 Full Bath 8.0 x 10.4

Lower Level
 Play room..... 24.5 x 20.3
 Game Room 13.0 x 33.6
 Wine Cellar 18.6 x 35.2

DISCLOSURES:

Conservation restrictions

SYSTEMS

Heat Forced Air
 Fuel / Zones Oil / 5
 Air Conditioning Central/Second Floor
 Hot Water Tank
 Electric 200 + Amps
 Water/ Filtration..... Expansive System
 Water..... Private
 Sewage Private Septic
 Cable Available

LEGAL

Zoning Residential
 2015 Assessment..... \$2,613,000
 2015 Tax \$49,647
 Registry NMRD
 Book / Page 22782/115
 Title V TBD

EXCLUSIONS

See Broker

CBRB's #1 LISTING & SELLING TEAM!



Brigitte Senkler

**DIRECT TEAM
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Amy Pasley

THE SENKLER TEAM

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