

# fountains

## HIGHLAND FARM

*A quintessential Vermont estate with views, meadows, ponds, recreational trails, a working sugarbush, barns and 2 homes, all enhanced by end-of-the-road privacy and convenient location.*



**449 Survey Acres  
Sharon, Windsor County, Vermont  
Strafford and Tunbridge, Orange County, Vermont**

**Price: \$1,395,000**

## OVERVIEW

Highland Farm is a stunning country estate occupying 1.5 miles of undeveloped ridgeline above the White River Valley in east-central Vermont. Whether used as a year-round residence, a second home or a working farm, the property offers the following benefits to the next ownership:

- **Private, yet convenient, location** - the property sits at the end of a dead-end road in a quiet, rural town, but is just 6 miles from the interstate and 20 minutes from the vibrant Upper Valley;
- **Numerous buildings** - the structures on the property are in excellent condition and include a 3-bedroom main house with attached 2 car garage, 3 barns (one with 3 horse stalls), a firewood shed and 3-bedroom guest house with 3-car attached garage;
- **Well-maintained** - the property has had a resident caretaker for the past 10 years who has managed the buildings, trails, meadows, grounds and forest for the owners;
- **Diverse attributes** - the property includes a long list of amenities (structures, acreage, meadows, views, trails, sugarbush, ponds) which widen opportunities for the next ownership.



The cape house includes an attached lower level garage and integrated perennial plantings and stone paths.

## LOCATION

The property sits in three rural towns: Sharon, Strafford and Tunbridge, Vermont, each with their own unique character. Sharon is directly off Interstate 89 along the White River Valley. Strafford village is tucked in a valley on the north side of the hills from Sharon. It is a quieter town, popular with equestrians, artists and photographers. Tunbridge is a hill town above the White River and west of Strafford, where the famous Tunbridge World's Fair takes place every fall. Each village offers a country store, iconic white, steepled church and post office.

From Sharon village, it is just 15 miles to the junction of Interstates 89 and 91 and the White and Connecticut Rivers. Here, several towns join to form the Upper Valley area. Hartford and Norwich, Vermont, together with Hanover and Lebanon, New Hampshire, are the nucleus of this region. There are national chain retailers in West Lebanon, unique and eclectic shops in Hanover and Norwich, as well as numerous restaurants and hotels throughout the area. Dartmouth College, Dartmouth Hitchcock Medical Center and King Arthur Flour are some of the major employers in the area. The combination of small towns, convenient services, cultural amenities and diverse outdoor recreation make this a popular place to live, work and play.

From the property, it is 2.5 hours southeast to Boston, Massachusetts and 4.25 hours southwest to New York City.



The property sits high on a ridge overlooking the White River valley.

## THE CAPE HOUSE

The main house, built in 1992, is a historical reproduction of a classic Vermont cape-style home with modern comforts and conveniences. The 2,884-square-foot home offers three bedrooms, each with its own bathroom, two living/dining rooms, two fireplaces, a lower-level attached garage, ample storage and abundant windows placed to take advantage of the sweeping views and landscaped grounds. Rich wood finishes make this simple home elegant and welcoming.

A stone path through perennial beds leads to the front door, which opens into a slate-floored entry with built-in storage cubbies. French doors open into the front room, which can be used as a dining room or a living room, where a wall of windows looks through to the gardens and views beyond. A handsome, wood-paneled fireplace warms this room, as do the wide-board wood floors and the beams in the coffer-style ceiling. A hallway to the right leads to a back door to the brick patio, a powder room, the shared laundry and mudroom and the stairs to the garage and basement. Off this hallway is the master suite - a private retreat with mountain views and a bathroom with walk-in shower.

**A rich wood staircase with curved treads leads from the front room to a private bedroom suite.**



**The front room features a handsome wood-paneled fireplace and views of the back garden.**



**The private master suite wing offers plenty of windows for enjoying the views and simple but elegant finishes.**



## THE CAPE HOUSE (continued)

Turning left from the front room is the family wing with an open floor plan, including the kitchen, dining/living area, side porch access and a fireplace. The kitchen features a tiled backsplash, 5-burner gas range, double wall ovens, granite countertops and walk-in pantry. Warm wood tones, historic detailing and plenty of windows make this space warm and inviting. View of the gardens, ponds and mountains can be enjoyed from many vantage points.

The house has two second floor staircases - one in the center of the family wing and one by the front door. Each leads to a separate suite with a bedroom, a small landing area for a desk or armchair, full bath, skylights that afford outdoor views and more storage space. These private suites are perfect for guests, a home office or other creative uses.

The house is served by buried electric cables, a propane back-up generator, propane baseboard heat and hot water and a spring-fed water system. The exterior features clapboard and barn board siding and a metal roof. The building is in excellent, move-in ready condition.

**For a video tour of the house and grounds, please visit [fountainsland.com](http://fountainsland.com) or use this link: <https://youtu.be/Zuyf24DHbXU>.**



**The kitchen is an efficient U-shape with granite countertops and easy flow into the dining/living area.**



**Separate upstairs bedroom suites are accessed by their own staircases and include a full bath.**

## OTHER BUILDINGS and GROUNDS

Surrounding the house are prolific perennial gardens planted among stone walls, steps and paths. A generous mowed lawn transitions to open meadows scattered with blooming wildflowers. From the back of the house, there is a sweeping view of valleys and mountains with the ski trails and peak of Killington Mountain visible in the distance. On the other side of the house are two adjacent ponds, one 7 and one 10 feet deep. Both are swimmable; one has a small dock, the other has a small island accessed by a quaint bridge.

Two barns sit near the house, one for tractors and equipment, and the other designed for horses with three stalls and a tack room. The horse barn has electricity and water. Both buildings have barn board siding, metal roofs and classic barn detailing. There is also a small firewood shed.

The property has been carefully maintained for the past ten years by the resident caretaker, Kent Gilman. He lives in the 3-bedroom house at the entrance to the property. This home has a three-bay attached garage and a separate barn and is completely private from the main house. Kent maintains the open areas of the property, mowing the 60 acres 2-3 times a season, and has built and maintains the 7 miles of forest trails. In March, he taps the sugar maples and hangs 300 buckets for sap collection. In addition, Kent takes care of painting, minor repairs, electric issues and keeps unwanted traffic off the property. Kent has been a huge asset to the property and his continued service can be negotiated with future owners.

## ACCESS

The property is accessed via Clifford Farm Road, a Class 4 road that is not maintained by the town. However, the road is in good condition and passable by passenger vehicles. Clifford Farm Road connects to Fay Brook Road, a town-maintained road that meets Route 14 in Sharon village. From Route 14, it is 1.3 miles (0.4 miles paved and the rest gravel) on Fay Brook Road to Clifford Farm Road and then another 1.8 miles to the property, where the road ends. From here, the driveway runs uphill, passing the guest house and barn before turning a corner and arriving at the plateau where the main house comes into view.

The property can also be accessed from the north via Sawyer Hill Road in Strafford. Sawyer Hill Road is also Class 4 to within 100 feet of the property. From here, the road is passable to the north gate of the property.



**One of the two small ponds, one stocked with trout and both swimmable.**



**Three ancillary buildings include a small horse barn, equipment building and woodshed.**



**Clifford Farm Road, a Class 4 road maintained by the caretaker, is the main access into the property.**

## SITE DESCRIPTION

The property's unique site attribute stems from its 1.5 miles of mountain ridgeline set at  $\pm 1,700'$  in elevation, offering expansive, undeveloped views in all directions of Vermont's finest rural landscape. The views are exposed from the 60 acres of open meadows which are scattered about the property in various prominent locations. Each meadow accents a different vantage point, whether to the west, east, south or north. This significant landscape has been assembled by the ownership over the course of 11 years under four separate acquisitions.

The rural, forested nature of the property, with its dispersed smaller agricultural fields, provides a rich array of wildlife on the property, including a good population of white-tailed deer, traveling moose and a resident black bear family (three years running).

As with most of New England, the entire property was once cleared for farming in the mid to late 1800s and was last actively farmed about fifty years ago. As a result, the forest is generally young with scattered old field white pines set amongst dense sugar maples. The branching and gnarled giants are a striking contrast to the slender, straight, pole-sized younger hardwood trees around them. Numerous stone walls and old house and barn foundations are scattered throughout.

The forest and fields are fully accessible by seven miles of trails built and maintained by the caretaker. The main trail rides the crest of the ridge for 1.5 miles from the house site to the northern extreme of the property. Off this, shorter trails loop through various parts of the forest. Attractive trail signs have been installed at strategic locations to help navigate the many opportunities to enjoy the forest.

All of the 7 miles of high-quality trails are suitable for hiking, skiing, mountain biking and ATV riding. Four miles of the trails are used by the local snowmobile club, which helps maintain those sections. The maps in the this report show a selection of the property's numerous trails.

Boundaries are primarily marked by stone walls, barbed wire and painted tree blazes. The property was recently surveyed (2007).

**The 30-acre meadow near the northern boundary has a campfire circle and sweeping views.**



**The property includes 7 miles of high-quality trails; the main trail (shown here) runs along the entire ridgeline as far as the northern boundary.**



**Careful management has promoted a small, but good quality, sugarbush operation.**



## TAX AND TITLE INFORMATION

Property taxes in 2015 were \$17,871 for the Sharon portion, \$944 for the Strafford portion and \$129 for the Tunbridge portion for a total property tax bill of \$18,944. The property is enrolled in the State of Vermont's Use Value Appraisal (UVA) program with 4 house lots and three smaller wildlife areas excluded. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. For a copy of the forest management plan or more information on the UVA program, contact Fountains or Property Valuation & Review (802) 828-5861 or visit [www.vermontagriculture.com/currentuse.htm](http://www.vermontagriculture.com/currentuse.htm).

The property is owned by Ridgefield Farm LLC whose deeds are recorded in the Sharon Town Clerk's Office (Book 70, Pages 401-404 and 561-562, and Book 79, Pages 319-321), the Town of Strafford Town Clerk's Office (Book 69, Pages 299-303) and the Tunbridge Town Clerk's Office. Parcel identifications are 40.203 in Sharon, R1789.S1 in Strafford and 610054.71 in Tunbridge.

A local company maintains a small wireless broadband "tower" on the property in exchange for free wireless service to both year-round homes. The tower is unobtrusively located in the north-central portion of the property. There are several rights-of way on the property, as well as a spring right and a prohibition against mobile homes. These exclusions are peripheral in nature and have little influence on the enjoyment of the property.



**There is extensive privacy at Highland Farm as the property sits at the end of a dead-end road.**



**The south-facing portion of the house features a brick patio surrounded by perennial gardens.**

**Southern Green Mountain views from the 30-acre meadow at the property's northern reaches.**



Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



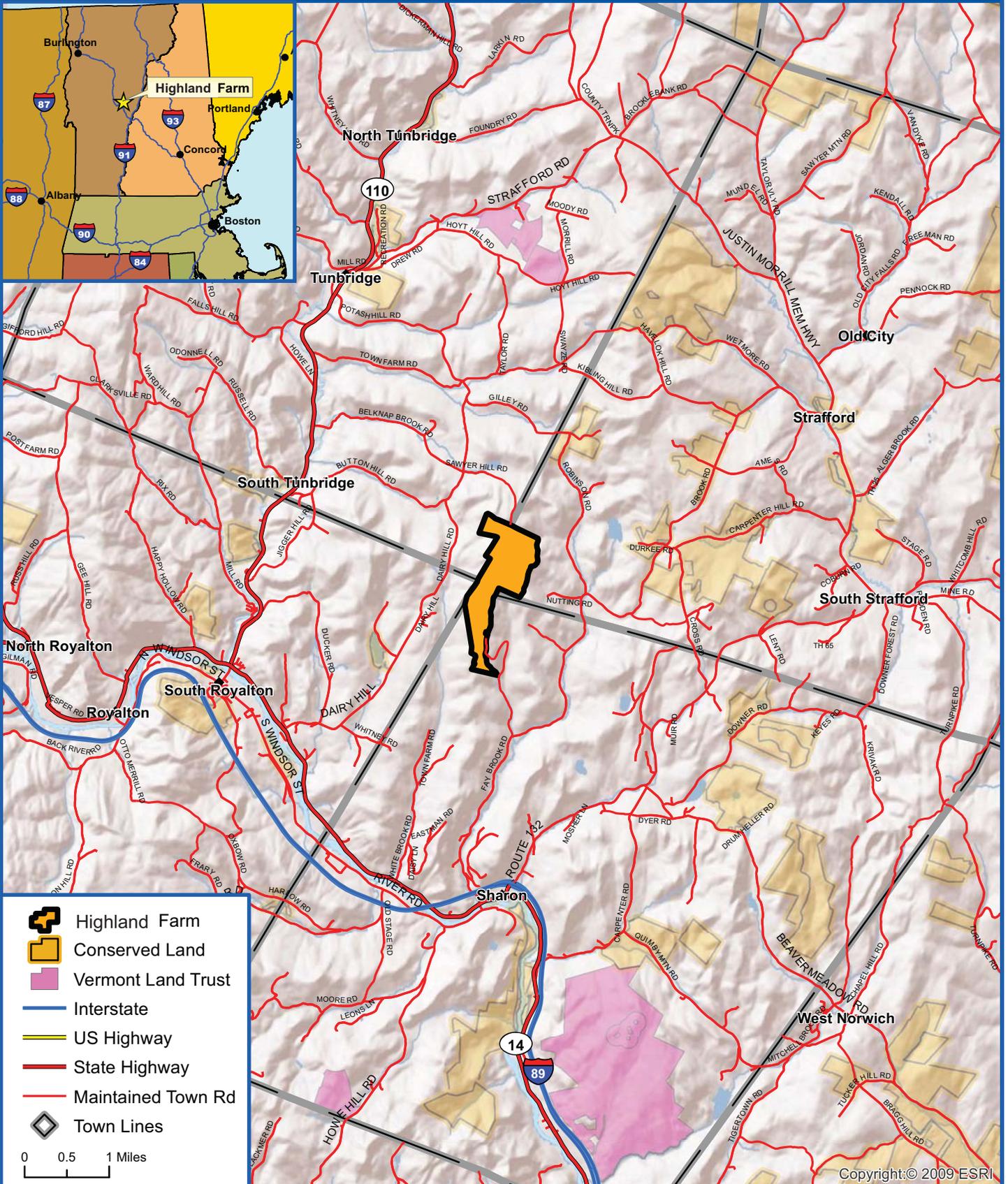
# Locus Map

## Highland Farm

449.59 Surveyed Acres

Sharon, Stafford, & Tunbridge, VT

fountains

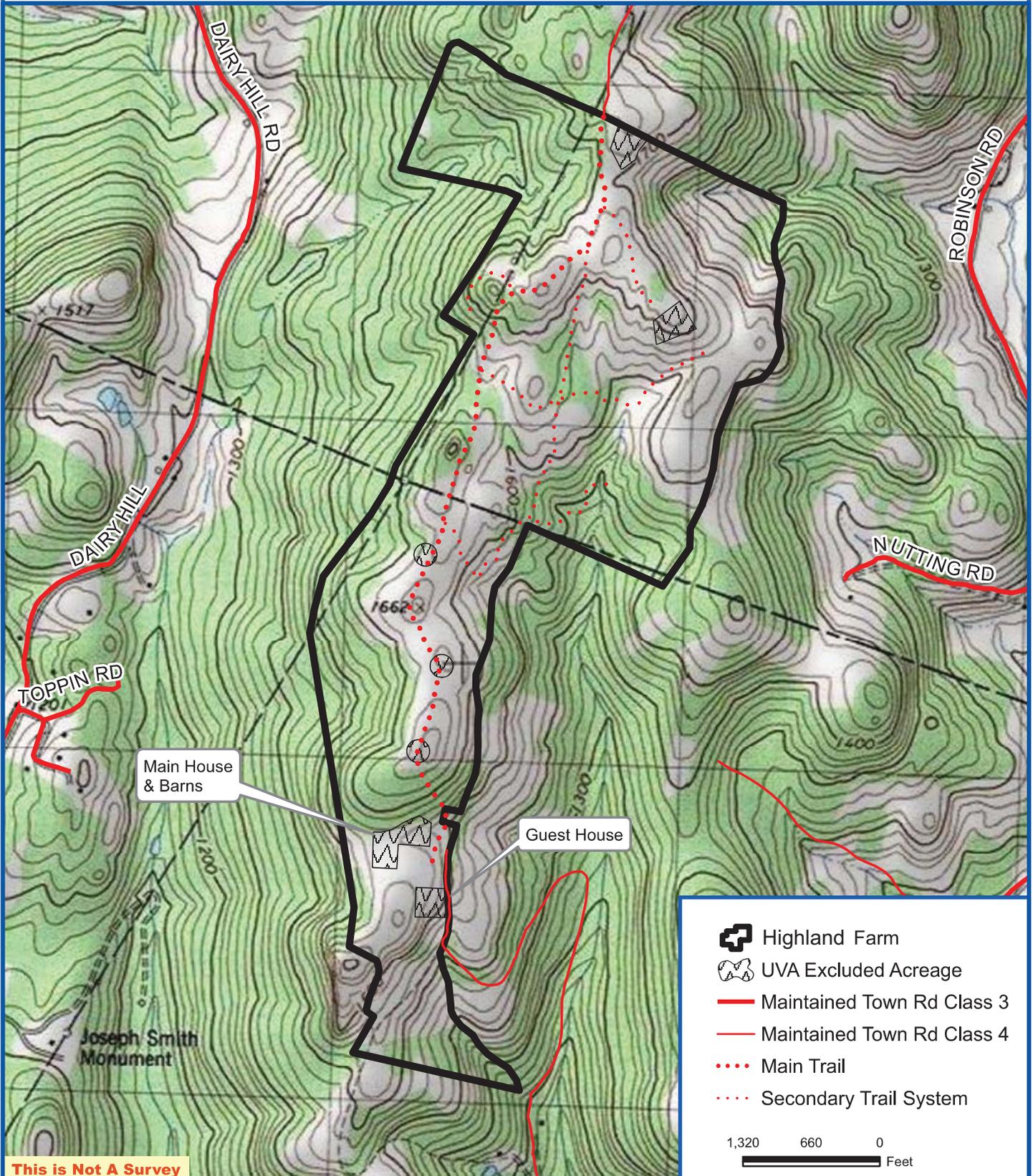




# Highland Farms

449.59 Surveyed Acres  
Sharon, Strafford, & Tunbridge, VT

fountains



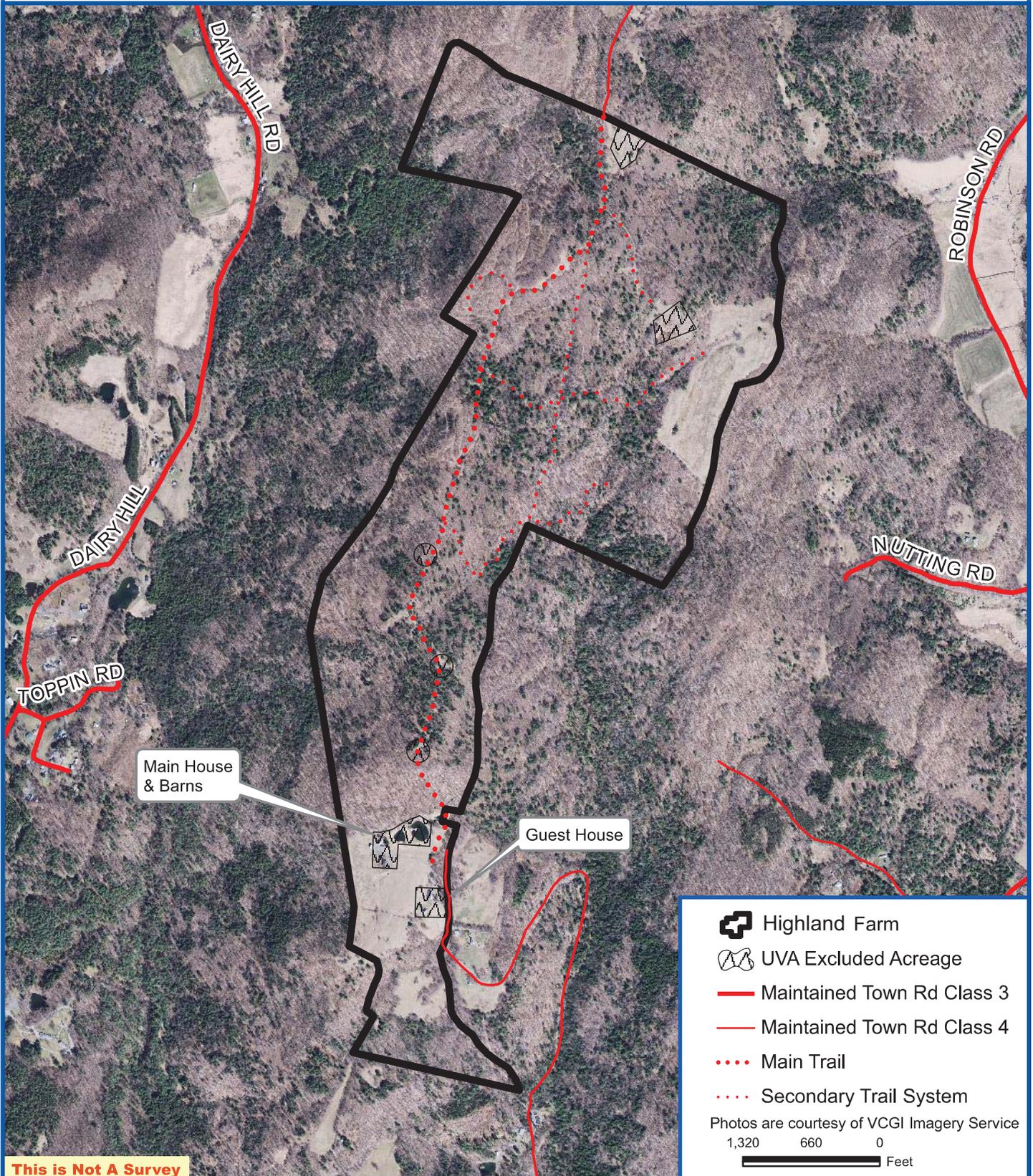
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VVGI, Vermont Land Trust and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



# Highland Farms

449.59 Surveyed Acres  
Sharon, Strafford, & Tunbridge, VT

fountains



Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VVGI, Vermont Land Trust and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

