



New England Barn Conversion Loaded With Rustic Appeal

2993 Hancock Road, Hancock, MA

\$375,000

As if the incredibly low Hancock taxes weren't enough to draw anyone to this property, the wonderfully rich and rugged appearance of the interior of the house should win you over. Massive hand hewn beams saved from 18th century barns form the framework of this handsome and rugged style home. The spacious living room which forms the core of the 3 bedroom home is focused on the massive floor to cathedral ceiling fieldstone fireplace and chimney. The dining area and a study overlook the living room and to one side is the large kitchen and family eating area with its own "hearth-warming" fireplace. This more intimate space opens also on to a 12'x12' deck for warm weather enjoyment. Up the open flight of stairs one finds two bedrooms and full bath plus open loft sitting areas. At the other end of the house through the laundry and hallway is the two car garage now used as a studio space and above which is a huge bedroom suite with private bath. The grounds are open, not fussy and walking up the meadow behind the house one catches a view of the upper slopes and trails of Jiminy Peak Ski Resort. For your weekend getaways or for weeks on end full time living, this is indeed a one-of-a-kind opportunity to live surrounded by the feeling and authentic materials of a bygone era.

Harsch Associates * 311 Main Street * Williamstown, MA 01267 * (413) 458-5000

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First Floor:

Foyer: 7' x 20'; Carpeted, Stairs to Second Level; Door to Garage
 Den: 10'2" x 14'; French Doors; Lighted Stained Glass Wall Panel
 Dining Room: 14' x 14'; Overlooks Living Room; Hardwood Floor
 Living Room: 23' x 24'; Field Stone Fireplace; Vaulted Ceiling
 Kitchen: 17' x 12'; Formica Counters and Pine Cabinetry; Separate Peninsula with Bar Sink; Wood Burning Fireplace with Gas Grill; Slider to 12'x12' Deck
 Laundry: 5'6" x 6'8"; Wash Sink; Linoleum Floor
 ¾ Bath: Oak Vanity; Formica Counter

Second Floor:

Master Bedroom: 12'6" x 14'; Double Closet; Carpeted; Ceiling Fan
 Second Bedroom: 10' x 11'6"; Carpeted
 Full Bath: Cast Iron Tub; Ceramic Tile Surround; Vanity Sink
 Walk-in Closet: 6'3" x 11'
 Seating Areas Overlooking the Living Room: (2) 10'10" x 5'10"; Railings

Second Master Suite above the Garage:

Bedroom: 19'6" x 24'; Closet; Large Storage Area; Wall AC; Separate Zone Heat; Carpeted; ¾ Bath

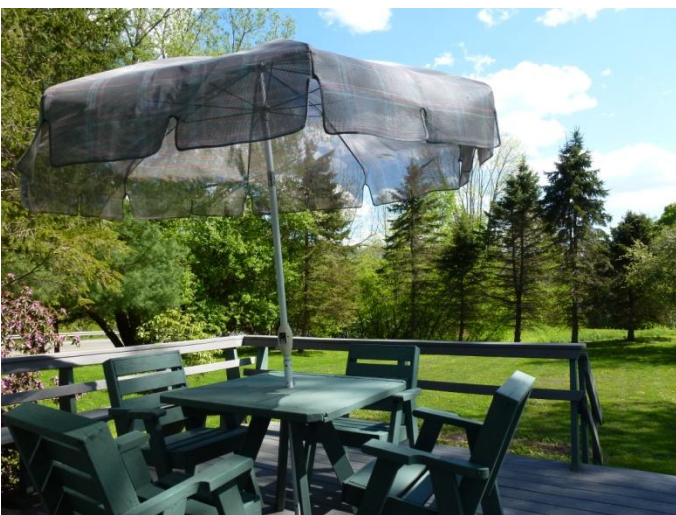
Basement: Partial, Poured Concrete Floor**GENERAL INFORMATION**

Year Built: 1975		Foundation: Stone and concrete		Total Sq. Ft: 2,526	
Floors: Wood, Wall to Wall Carpet		Siding: Board and Batten		Roof: Asphalt/Fiberglass (2001/08)	
Water: Drilled Well	Sewer: Private	Heat: Oil (1,265 Gal. Average)		Hot water: Electric	
Zoning: Residential		Possession: At Closing		Assessment: \$261,700	
Tax Year: 2013			Taxes: \$743 (not a typo!)		
2 Car Attached Garage, Oversized, Insulated, Wood Stove; Well: 322 ft. Deep 2.5 Gal/min					
Elementary School(s): Hancock Elementary			Middle/High School(s): Mt. Greylock		
Book: 651/240G	Page: 115		Map: 9		Lot: 6
Lead Paint: Unknown	Smoke/CO Detectors: Yes		Exterior Lighting: Yes		Cable TV: Dish/Fairpoint

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