



EQUINE HOMES®

REAL ESTATE PROFESSIONALS



52-ACRE EQUESTRIAN FACILITY HUBBARDSTON, MA

This 52-acre property is situated on a quiet, rural road in Northern Worcester County directly across from the Hubbardston State Forest. The 10-stall barn with 12x12 stalls (plus room for 4 more stalls), wide aisles, feed room, grain room, attached 60x60 indoor arena, two viewing rooms and stairway to full loft, is an equestrian's dream. Roughly ten open & cleared acres with numerous turnouts, oversized run-in sheds and an 88x193 outdoor riding arena with excellent drainage & footing. Access to a formal & informal trail system. The like new Post & Beam Colonial home was built in 1995 and is move-in ready with newly painted walls & refinished wood floors. The home has three floors of finished living space, full unfinished basement and 3-car attached garage (last bay being a drive-thru). Three bedrooms (including MBR w/master bath) are located on the 2nd floor. Two additional rooms, which would be perfect for study or office are on the 3rd floor. The exposed beams, wood floors, and central brick fireplace gives the home rugged character. This combined with an open floor plan throughout the kitchen, dining & family room, lots of windows and cathedral ceiling in foyer, the home is relaxing, casual and comfortable.

Exclusively listed by Equine Homes Real Estate, LLC

For Additional Information Contact
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52-ACRE EQUESTRIAN FACILITY

HUBBARDSTON, MA

LAND

- 52 private acres sited in rural area of Northern Worcester County
- Approximately 10+ of the acres are cleared, open and level
- Distant views
- Peaceful & Serene
- 350' of frontage on town maintained gravel road
- Hubbardston State Forest is directly across the street
- Direct access to formal & informal trail system

MAIN BARN

- Built in 1999-2000
- 60 x 120 Main Barn (stalls & attached small indoor)
- Ten (12x12) box stalls with room for 4 more stalls, if needed
- Wide aisles
- Grain/Feed Room
- Tack Room
- 60x60 Indoor Arena with halogen lighting
- 1st floor large viewing room
- Full 2nd floor loft accessed by stairs
- Loft provides ample hay storage and second viewing area
- Multiple frost-free hydrants

ARENAS / PASTURES

- Outdoor riding arena with superb drainage & footing
- Large pastures (electric tape fencing)
- Two large run-in sheds
- Plenty of land that could be cleared for additional pasture / buildings

MAIN RESIDENCE

- Post & Beam Colonial built in 1995
- Wood and Tile floors throughout (wood floors have recently been refinished)
- Central Brick Fireplace
- Kitchen with commercial stove and pantry with wine rack & extra refrigerator
- Front foyer with cathedral ceiling and stairway expanding to 3rd floor
- Open floor plan throughout kitchen, dining room and family room
- Three bedrooms on 2nd floor, including MBR
- Spacious master bedroom with cathedral ceilings and master bath
- Two additional rooms on finished 3rd floor
- Anderson windows, vinyl siding, composite deck
- Full unfinished basement accessed via garage
- Three car garage with 3rd bay offering drive-thru garage doors