



# EQUINE HOMES®

## REAL ESTATE PROFESSIONALS



## RIESLING STABLES

### PREMIER EQUESTRIAN FACILITY - PLYMOUTH, MA

Situated on 17 private acres in Southeastern MA. The 18-box stall barn is newly built & designed for the equestrian and comfort of the horses. The facility features a 36x120 barn with a wide center aisle, matted stalls, infrared heaters, Nelson auto-waterers, wash stall, heated ½ bath with h/c water, heated tack room, camera security system, direct turnout from each stall into sand paddocks & full walk-up loft with auxiliary tack room/lounge, newly constructed 160x70 indoor arena, 260x130 outdoor arena, large grazing pastures with run-in sheds, and a 30x30 detached 5-car garage (ideal for storing farm equipment) with a spacious two bedroom full apartment above. The apartment connects to a separate 4BR septic, offering plenty of room for bedroom expansion. Enjoy trail riding? It doesn't get any better than this. There is direct access to the Myles Standish State Forest with its thousands of acres of protected land, ponds, hiking trails and 35 miles of equestrian trails. The main residence overlooks the facility from the far distance offering solitude, yet convenience. The stately 5BR Colonial with attached two-car garage incorporates four levels of living space, three heating systems, 400 amp electrical panel, generator hookup, walk-out finished basement, hickory wood floors, tiled floors, custom tiled baths, cobble stone fireplace, custom cabinetry, and home theater/entertainment room over garage. Amenities galore! Proudly offered at \$1,689,000.

*Exclusively listed by Coldwell Banker & Equine Homes Real Estate*

#### **For Additional Information Contact**

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# RIESLING STABLES

MARTINGALE HILL - PLYMOUTH, MA

## LAND

- 17 private acres sited on the knoll of Martingale Hill
- Outstanding land – consisting of mostly open & level fields
- Abuts Myles Standish State Forest with thousands of acres of protected land and 35 miles of dedicated equestrian trails. Direct access to trail system from property!

## MAIN BARN

- 36 x 120 Main Barn
- 18-box stalls
- Wide center aisle
- Direct turnout from each stall into sand paddocks
- Nelson automatic waterers
- Heated Tack Room
- Heated ½ bath
- Wash Stall with H/C water
- Infrared heaters
- Camera Security System
- 2<sup>nd</sup> floor auxiliary tack room/lounge
- Full 2<sup>nd</sup> floor loft accessed by stairs
- Loft provides ample hay storage with two drop holes & large doors on each end

## ARENAS / PASTURES

- 160 x 70 indoor arena
- 260 x 130 outdoor arena
- Large grazing pastures with run-in sheds & wood rail fencing topped with electric
- Direct turnout from each stall into sand paddocks

## DETACHED CARRIAGE SHED WITH APARTMENT

- 30x30 detached 5-car carriage shed
- Four garage doors
- Stairway to finished second floor
- Full two-bedroom apartment with full bath, laundry unit, bamboo wood floors, Anderson windows, Juliet balconies over looking horse amenities and forced hot air / central AC.
- Connected to separate 4BR septic system, thus, plenty of room for bedroom expansion

## MAIN RESIDENCE

- Stately five-bedroom Colonial
- Four floors of finished living space, including walk-out basement
- Custom Hickory wood floors, Tile floors and carpeted bedrooms
- Cobblestone fireplace in living room
- Dining room with custom hickory cabinetry with granite ledge
- Bathrooms with custom tile
- French doors, special ordered cabinet hardware for doors and cabinets
- Home theatre/entertainment room over 2-car garage
- Three heating systems
- Central air conditioning
- Generator Transfer Panel
- 400 amp electrical panel
- Two-car attached garage
- Deck
- Amenities Galore!

# RIESLING STABLES

MARTINGALE HILL - PLYMOUTH, MA



Front of Main Residence



View from Barn



Rear of Main Residence



160 x 70 Indoor Arena



18-Stall Barn



Wooden porch outside tack room



30x30 Carriage Shed w/2BR Apt



36x120 Main Barn



Large grazing pastures with wood rail fencing, topped with electric