

BERKSHIRE PROPERTY AGENTS.COM

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PROPERTY 077

A COVETED RAMBLING FARMHOUSE in bucolic Ashley Falls, an historic, agricultural, and highly protected area of Sheffield, MA. In fact, this Berkshire Taconic landscape is named one of Earth's Last Great Places.

<http://www.nature.org/wherewework/northamerica/states/berkshire>

The original farmhouse may date to the early 1700s and has been improved and added to ever since, culminating in a major renovation and addition of some office spaces in 2006. In true, rambling farmhouse style, the building may, with a special permit from the town of Sheffield, be used as a retreat, country offices or a lovely country home. Enjoy views of the Taconic Hills from many rooms, and hike through verdant woodland to hidden promontories and meadows. Located on a backcountry gravel road, this property is nearly surrounded by protected and conserved land owned by The Nature Conservancy, Audubon Society, Berkshire Natural Resources Council, limiting development in the neighborhood. This exquisite and rare situation is offered on 26.8 acres, much of which will be in conservation restriction with a generous building envelope.

Make an investment in one of the most beautiful and protected areas of the Berkshires, nearby Litchfield, Dutchess and Columbia counties, Twin Lakes in Salisbury, CT and Great Barrington, MA.

Price: \$ 450,000
Where: SHEFFIELD, MA, USA
County: BERKSHIRE
Baths: 3
Beds: 3
Rooms: 15
Square Ft: 4646
Acres: 26.80
Style: NEW ENGLAND FARMHOUSE and OFFICES
Taxes: 9159/YR
Year Built: 1860
Status: Active

Interior: TWO WOOD-BURNING FIREPLACES, WOOD STOVE, FULLY EQUIPPED KITCHEN, 1 FULL AND 2 HALF BATHS

Exterior: MOUNTAIN VIEWS, TILLED FIELD, POND, STONEWALLS, GLACIAL OUTCROPPINGS



Equipment: T1 LINE, CAT5 WIRING AND CENTRAL AIR IN NEW WING, OIL AND PROPANE-FIRED FORCED AIR HEAT, STOVE, D/W, REFRIGERATOR, WATER CONDITIONER

