



# EPIPHANY FARM

Ancram, New York

**KLEMM REAL ESTATE** Inc

Litchfield County's Premier Brokers

# Ancram, New York

Litchfield County / New York City - 100± miles

## Epiphany Farm

Ancram, a rural and protected town, is comprised of undulating fields and woods drained by the fabled Roeliff Jansen Kill as it meanders to the Hudson River. Astride both sides of this river and connected by a bridge, Epiphany Farm affords 547± storybook acres with pastoral Taconic and Catskill Mountain views. There are two antique houses (c1850), over 20,000sf of antique pegged post & beam as well as modern barns, three ponds and over 120 acres of mature woods with trails. This working farm has superior soils and it affords numerous potential house sites with exceptional views and privacy. Epiphany Farm is in the provenance of the Livingston, Silvernail and Rockefeller families. Rarely does a property of this magical scale and diversity come to market. Moreover, more land is available. Yet it has frontage on three country roads and is handy to Millerton, Hudson, Pine Plains, the Taconic Parkway, skiing and the train.



**Address:** 51 Hall Hill Road, Ancram, New York

**Price:** Upon Request

**Style:** Farmhouse

**Age:** 1850

**Sq. Ft.:** 2,400±

**Acreage:** 547±

**# Rooms:** 8

**# Bedrooms:** 3

**Baths:** 1 Full

**Fireplaces:** 2

Room Description	Size	Level	Room Features	Property Amenities
Living Room	24 x 20	Main	Fireplace	<ul style="list-style-type: none"> <li>• River</li> <li>• Catskill Views</li> <li>• Prime Soils</li> <li>• 2 Antique Houses</li> <li>• 20,000 SF Barns</li> <li>• 3 Ponds</li> <li>• Bucolic View</li> <li>• Working Farm</li> </ul>
Dining Room	20 x 14	Main	Fireplace	
Kitchen	26 x 13	Main	Eat-in	
Master Bedroom	18 x 16	Upper	Wide Board Floor	
Bedroom 2	16 x 10	Upper		
Bedroom 3	14 x 9	Upper		

**Listing Agent:** Drew Hingson

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All Data to be confirmed by Buyer.

**#1 For Selling Fine Country Properties!**

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