

ON THE MARKET

Living life on a serene and cozy edge

It was a longtime grist mill, it was a short-time antiques shop, but these days it lives quite comfortably as a cottage. And it can be said, because it is quite literally the case, that any person who lives in this cottage lives their life on the edge — the edge of the East Aspetuck River. For all of its renovations, this Litchfield County dwelling doesn't exactly loom large, being only 2,000 square feet of original 18th century chestnut infrastructure pieced together on a less than half-acre lot. But it maximizes its country charm, perched in an ever lovely location on the banks of that babbling brook which threads its way through New Preston. The structure that was built in the 1820s wasn't sited on the edge of a river just for the natural serenity. Since this cottage first served as a grist mill - a type of early factory which ground grain into flour, drawing its power from a ceaselessly running waterfall - its placement right next to one of the East Aspetuck River's several waterfalls made economic sense. "I know that there were people who lived in it in the 1930s as a house," said owner Josephine Johnson, who suggested that it was a grist mill for



CONTRIBUTED PHOTOS

Formerly a mill, this fully modernized 1820 cottage sits on the edge of the Aspetuck River.



The family room leads out to the porch which overlooks the river.

about a century. "I have lived here since 1996, but it was actually an antique shop called the Gray Squirrel when I bought it; it's gone through many conversions." According to listing agent Maria Taylor, Johnson deserves the lion's share of credit for making the house the eminently habitable

place it is today. "Over the years, she renovated it to perfection," said Taylor. "She made it into picture perfection." Picture perfection means it has three fireplaces — one in the living room, one in the dining room, and one in the first floor sitting room — attached to one central chimney. The family room overlooks the waterfall and showcases antique stained glass windows and yellow pine floors. Plus, the property boasts a separate artist's studio, for artists who work on the edge.

IN THE DETAILS

Listing: Klemm Real Estate

Price: \$595,000

Bedrooms: 3 **Baths:** 2

Acreage: .4

Year built: 1820

Do you have a home for sale with a story? We'd love to tell it. Share with Alec Johnson at ajohnson@rep-am.com