



THE FARM

Roxbury, Connecticut

KLEMM REAL ESTATE INC
LITCHFIELD COUNTY'S PREMIER BROKERS

The Farm, Roxbury, CT

"The Farm" is a working nursery and landscapers farm with so many creative possibilities for a buyer looking for a place to have a magnificent estate, grow inventory, produce income and to have horses and cows. It is located on one of the most desired bucolic streets in Roxbury. The original farmhouse owned by Isaac Botsford dates to 1841 and historically was a dairy farm. As it stands now the farmhouse has been renovated into two apartments, each with three bedrooms. All new windows, updated mechanicals, new kitchens and baths, hardwood floors and new paint. It can easily be reverted to a single-family home. It would be a great idea to live at "The Farm" while building on the 4.7± acre field with distant views. The two massive barns have so much to offer as one houses the office for the business. It originally was an apartment and could easily be reverted to living quarters as well. Fully airconditioned it was renovated to today's standards. While a major part of this barn is a workshop with a mechanics pit and half bath, if you can think in the direction of a car collector or storage for other large items then these barns are for you. The old Roxbury Fire Truck was stored in one of these barns a while back. There is so much to see that having a tour is the best way to understand this lovely 15± acre delight. Landscape Inventory and farm equipment does not pass with the sale but could be for sale. It is a joy to see!



Property Features

- Farm or Build a Dream Home
- 2 Vintage Remodeled Apartments
- Multiple Barns
- Green House
- 15± Acres
- 4.7± Acre Field for Building or Grazing

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Property Data

95-97 Botsford Hill Road
Roxbury, CT

15	6	3	2,830	15±
RMS	BEDS	BATHS	SQFT	ACRES

Price: Upon Request

Listing Agent: Sallie Smith
203.263.4040 Ext. 110

All Data to be confirmed by Buyer.