



A castle in Cornwall, Conn., is on the market for \$6.5 million. KLEMM REAL ESTATE

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A Castle in Rural Connecticut Lists for \$6.5 Million

The Litchfield County structure was built in the 1920s by a New York City socialite

by Sarah Paynter

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In a small Connecticut town, a castle with towers and spires sits on over 275 acres of brooks, footbridges and waterfalls. When owner Susi Stone first saw it, she was reminded of the tales of trolls and bridges she heard during her childhood in Germany.

Despite its location about 100 miles outside New York City, the castle has an “authentic, Bavarian, Old World feel,” said Ms. Stone, 62.

She and her husband bought the castle in 2019 for \$1.6 million and renovated it. Now they are listing the Cornwall property for \$6.5 million.



The castle has exposed ceiling beams. KLEMM REAL ESTATE



A dining room is paneled in dark cherry wood. KLEMM REAL ESTATE



A sitting room. KLEMM REAL ESTATE



The sellers renovated the kitchen. KLEMM REAL ESTATE



One of seven bedrooms in the castle. KLEMM REAL ESTATE

The structure spans about 8,800 square feet, said listing agents Maria Taylor and Graham Klemm of Klemm Real Estate. It was built in 1925 by railroad and banking heiress Charlotte Martin and her second husband, Dr. Walton Martin, according to historian Jeffrey Jacobson.

Almost a century later, Ms. Stone and her husband, Russell Barton, 70, bought the home out of foreclosure. The property had previously been owned by Alphonse Fletcher Jr., a former hedge-fund manager and founder of Fletcher Asset Management, which declared bankruptcy in 2012. Mr. Fletcher had purchased the home for \$5.925 million in 2001, according to property records. He couldn't be reached for comment.

Mr. Barton is a real-estate investor who recently converted a historic Litchfield jail into a mixed-use commercial and residential building. He and Ms. Stone said they did an extensive renovation of the castle, which had been vacant. They revamped the kitchen and bathrooms, put in new lighting and refinished the floors. The couple, who previously lived in Washington, Conn., moved into the pool house for the first few months of their ownership until renovations made the castle livable. Since then it has been their full-time home, they said.

Mr. Barton declined to disclose the total cost of the renovation. "There was a lot of money put in," he said.



The estate also has a four-bedroom gate house, a two-bedroom chaueur's house and a pool house. PHOTOS: KLEMM REAL ESTATE

They have decided to sell the home to focus on building a horse farm business elsewhere in Litchfield County.

“When we got there, we said ‘We’re never leaving. This castle is forever,’” said Mr. Barton. But “when I sit on my hands, I get jumpy. So we’re buying a ‘hobby’ and moving ourselves along.”

Ms. Martin, who developed the landmarked Turtle Bay townhouses in Manhattan, was inspired to build the castle by her trips to Europe, said Mr. Jacobson. To build it, she commissioned the architecture firm of Edward C. Dean. She owned the castle until her death in 1961.



The castle sits on over 275 acres of brooks, footbridges and waterfalls. KLEMM REAL ESTATE

The castle retains original details such as hand-stenciled ceilings and exposed ceiling beams. It has eight fireplaces and a dark cherry wood-paneled dining room. Ms. Stone, a former chef, said she has hosted cooking classes in the kitchen.

The estate also has a four-bedroom gate house, a two-bedroom chauffeur's house and a helipad. Outdoor amenities include a heated pool and spa, an outdoor fireplace and terraces, said Ms. Stone.

"The land is so enchanting," said Mr. Barton. "Inside it's charming and comfortable, but the exterior of that house—to actually see it from different spots—there's so much to look at."

The sale price per square foot for luxury properties in central Connecticut rose 14% from November 2020 to November 2021, according to the Institute for Luxury Home Marketing. "It was a buyer's market in the fall of 2019, but then everything changed in March, April and May of 2020," said Ms. Taylor.