



COBBLE HILL FARM 58± ACRES

Merryall, Connecticut

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

Merryall, Connecticut

Litchfield County / New York City - 80± miles

Cobble Hill Farm 58± Acres



Antique Historic Federalist. Four Bedrooms including Detached Guest Bedroom. Three Fireplaces. Period Details. Heated Pool. Two Ponds. Barns. Heated Paddock for Cattle or Horses. Many Riding Trails. Private Land Hunting opportunities for deer, turkey, grouse, dove, woodcock and pheasant. 58+/- acres including both sides of the single-lane dirt road which runs through it. 20 minutes to Metro North. Convenient to golf, shopping, fine dining and area amenities. An Absolute Connecticut Classic!



Address: 17 Indian Trail Road, Merryall

Price: Upon Request

Style: Colonial

Age: 1820

Sq. Ft.: 2,700±

Acreage: 58±

Rooms: 9

Bedrooms: 4

Baths: 3 Full, 2 Half

Fireplaces: 3

Room Description	Size	Level	Room Features	Property Amenities
Living Room	12 x 25	Main	Fireplace, Formal, Antique Mural, Hardwood Floor	<ul style="list-style-type: none"> • 2 Ponds • Period Details • Quiet Country Road • Barns • Views • Heated Gunite Pool • Master with 2 Baths • 3 Fireplaces
Dining Room	15 x 12	Main	Fireplace, Formal, Hardwood Floor	
Kitchen	11 x 10	Main	Remodeled, Hardwood Floor	
Family Room	11 x 14	Main	Fireplace, Hardwood Floor	
Master Bedroom	14 x 12	Upper	2 Full Baths, Dressing Room, Bedroom Suite	
Bedroom 2	20 x 10	Lower	Full Bath, Hardwood Floor	
Bedroom 3	14 x 13	Upper	Full Bath, Hardwood Floor	
Bedroom 4/Office	14 x 12	Upper	Hardwood Floor	

Listing Agent: Graham Klemm

860.868.7313 Ext. 46

All Data to be confirmed by Buyer.

#1 For Selling Fine Country Properties!

KLEMM REAL ESTATE Inc

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