



BELLWETHER FARM

The Land

- 4.01 acres of open pastoral meadow
- Restored classic white horse fencing
- Restored historic stone walls
- New gravel driveway and motor court
- Two small ponds at rear of property
- Bedford horse country - Mt. Holly Road address
- 1 hour from NYC
- Katonah-Lewisboro School District

The Compound Configuration

- Multi-structure configuration - not replicable under current Bedford zoning
- Four structures: Barn, Carriage House, Milk House, and Original Main House site
- 7-bedroom septic already Board of Health approved
- Town of Bedford approved completion plans for both the Barn and Carriage House

The Barn

- 1,222 sq ft fully finished, legal 2-bedroom apartment (move-in ready day one)
- 650 sq ft unfinished studio with half bath and laundry
- 2 garage + storage spaces
- New electrical, Bosch HVAC, mini-splits, whole-house generator
- Whole-house water filtration system
- 26-foot wide glass wall for apartment fabricated and ready for installation
- Two 4'x8' glass panels fabricated for apartment bedrooms and ready for installation
- Three 4'x8' glass panels fabricated for studio space and ready for installation
- Restored historic features: wavy glass diamond-paned windows, classic barn doors
- French drains courtyard perimeter installed

The Carriage House

- Two stories, 1,166 sq ft
- Open-concept first floor; loft studio with bathroom
- New foundation, footers, and standing seam metal roof
- Refurbished antique brick floors and historic hand-hewn beams throughout
- New anodized commercial windows + restored wavy-glass windows
- Whole-house water filtration system
- New standing seam galvalume metal roof
- New cedar shake siding



- New electrical and HVAC
- Whole house generator awaiting final connection
- French drains around entire exterior perimeter installed

The Milk House

- 264 sq ft, intimate two-room layout
- New standing seam galvalume metal roof
- Fully reframed and structurally reinforced
- Restored wavy-glass windows
- Antique brick flooring throughout
- Clean slate interior, ready for renovation

The Main House Site (As-Is listing / \$1.995M)

- Guttled ranch-style structure - cleared and ready for custom primary residence
- Original architectural elements available for restoration and reuse
- Plans for a ~3,600 sq ft modern farmhouse available as point of departure

The Main House (Completed Vision / \$5.5M)

- ~3,600 sq ft modern farmhouse (plus unfinished lower level)
- Dramatic vaulted ceilings
- Full wall of glass opening to sweeping meadow views
- 4 bedrooms, 3 baths (as reflected in renderings)
- Fireplace
- Forced air, heat pump, propane heat; central air + ductless cooling
- Attached garage (5 spaces total across compound)
- Walk-out basement with storage

Approvals & Plans Included

- Board of Health approval for 7-bedroom septic system
- Town of Bedford approved completion plans for Barn and Carriage House
- Barn and Carriage House site plans
- Modern farmhouse concept plans (~3,600 sq ft) - architect and builder available

Infrastructure & Systems (Compound-Wide)

- New electrical throughout
- New HVAC and mechanicals across structures
- Septic: approved 7-bedroom system
- Water: drilled well
- Propane Heating
- Whole-house generator (Barn and Carriage House)