

1168 New Hampton Rd Sanbornton NH

## Additional Property Information

### **Seller Favorites:**

#### **What we love about the home:**

- The home is spacious with lots of bedrooms and bathrooms
- It has lots of storage space including two garages
- It has beautiful landscaping, medicinal herbs, and perennials

#### **What we love about the area:**

- Quiet town with friendly people
- Good neighbors
- Shopping only 6 minutes away

### **Utilities:**

Heating Company: Eastern Propane & Oil

Electricity: Eversource

Internet: Breezeline

Septic pumping: Franklin Septic

Well/water: Gilford Well

Various upgrades to furnace/plumbing (2018-2021): Rowells

### **Property Updates:**

Orchard planted and 8' fencing around it installed 2019.

Attached 1 bed/1 ½ bath ADU 780sqft, with garage under, built in 2020

Fencing 2021

Hoop house 2021

Permanent greenhouse 2021

Shelter logic 2022

Living room floor 2024

Outdoor boiler 2024

Detached garage painted 2025

Deck refinished 2025

New roof on master suite 2023

Interior painting 2026

Many small updates over the past 7 years.

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## homestead features

### Homesteading

- Organically managed for the past 7 years.
- 16x50 hoop house
- 12x20 permanent greenhouse
- Large (50x100') enclosed garden area.
- Large enclosed Orchard, containing 25 fruit trees and rows of berry bushes. Planted in 2019.
- Large chicken coop with electricity, water, and attached large enclosed chicken yard.
- Two small animal shelters (bunny, chicken, duck, etc.)
- Two utility sheds.
- Large shelterlogic barn.
- Two multi-acre (3 to 4 acres) high tensile electric fence enclosed fields for livestock; with livestock shelters. The fields also have three season waterline and electricity.
- Well maintained 7 year old Kubota tractor and tractor instruments (brush hog, posthole digger, and tiller), two year old log splitter, chicken plucker, older Utility vehicle (with hydraulic dumping bed); are available for purchase.
- A wide selection of homesteading supplies (water troughs, hoses, containers, fencing materials, seed starting/transplanting supplies, trimmers/pruners, gardening supplies of all kinds, canning jars and supplies, tools, sheep supplies, etc).
- Many perennial flowers, bushes and medicinal herbs/plants planted around the property.

### Other

- Approximately 6 acres of forest (good source of wood for heating).
- Outdoor wood furnace for heating home.
- Wood lot, with at least one year of seasoned wood (cut and stacked) .
- Shooting range.
- Old and new rock walls.
- Two car heated attached garage plus two car detached unheated garage.
- Large 12x30 rear deck plus 12x12 screened porch and 12x12 balcony deck.
- Kids play area.

HOLISTIC HOMES  
GROUP

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