



# FERN HOUSE

Litchfield, Connecticut

**KLEMM REAL ESTATE<sup>Inc</sup>**  
LITCHFIELD COUNTY'S PREMIER BROKERS



# Fern House, Litchfield, CT

Fern House, a luxurious countryside estate with 4 bedrooms 3.5 baths, 3 Stall Horse Barn, grazing area, Heated Gunite Pool with waterfall & fireplace...outdoor shower and hot tub. Mature gardens and set back with circular driveway and complete privacy. Double height foyer, open floor plan with double height fireplace in the downstairs living room, chef's kitchen with top appliances, double Kitchen Aid wall oven & KA dishwasher, 5 burner cooktop and office area. Formal dining room, laundry room, pantry and half bath. There's also a first floor bedroom with en-suite and walk-in closet. 2nd floor with family room open to below with a Juliet balcony, primary suite with spa bath, jacuzzi tub, separate shower and a plethora of closets, including a massive walk-in. 2 additional bedrooms share a bath and one having a balcony overlooking the lush grounds and pool. Full basement is housed with the best mechanicals including a Buderus furnace. Attached 2 car garage with EV charger and additional storage shed. The horse barn with 3 stalls has electricity & hot water with an upstairs studio/office and easily converted to one's suitability. Behind the barn is a dedicated paddock with all weather gravel which can also be used to make an outdoor ice-rink. The property also features an established kitchen garden with raised beds. Coveted area of major, high-end homes. Seconds to the storybook town of Litchfield with fabulous shops & dining. Fern House is quintessential New England at its best!



## Property Features

- Gunite Pool
- 2 Primary Suites
- 3-stall Horse Barn
- Open Kitchen
- Double Height Ceilings
- 2 Balconies
- Walk-in Closet
- Close to Town

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## Property Data

168 Fern Avenue  
Litchfield, CT

12	4	3/1	3,614	3.71±
RMS	BEDS	BATHS	SQFT	ACRES

**Price:** Upon Request

**Listing Agents:** Joseph Lorino  
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Cleve Fuessenich  
860.567.5060 Ext. 101

*All Data to be confirmed by Buyer.*

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