

An aerial photograph of a large farm property. In the foreground, there is a large white barn with a brown roof and a smaller white outbuilding. To the right, there are several red barns. The farm is surrounded by lush green fields and dense forests. In the background, rolling hills are visible under a blue sky with scattered clouds.

BUTTERNUT BROOK FARM

Litchfield, Connecticut

KLEMM REAL ESTATE Inc.
LITCHFIELD COUNTY'S PREMIER BROKERS

Butternut Brook Farm, Litchfield, CT

Built c. 1780, this distinguished center-hall Colonial was once part of the larger Butternut Brook Farm. Today, it is offered on 3 lots totaling 63.2± acres on a quiet street in a coveted location w/open meadow views & 3 historically significant barns: a massive c. 1840 gambrel bank barn once used for hay, cattle, & later dairy operations, a smaller English barn whose banked section formerly served as a bull barn & calf barn. Featuring classic center-hall Colonial architecture, the house spans 4,145± square feet with 5 bedrooms, 4 full baths & 1 half bath. The Center Hall is flanked by beautifully proportioned Living & Dining rooms with hard wood floors, fireplaces & beams. A cozy Family room has a large fireplace with a wood-burning stove & original beehive oven, exposed beams, chestnut floors & handsome wood paneling. Large kitchen with island, spacious dining area, sitting area leads to a handsome Bar room. Upstairs are 4 bedrooms & an office, including a spacious en suite primary bedroom with beautiful paneling, original tulip wood floors & WIC; an adjacent bedroom with a wood-burning fireplace, WIC & dedicated full bath & 2 bedrooms that share a Jack-and-Jill bath. An attached 1-bedroom in-law apartment includes a living room, kitchen & full bath. Offered for the first time in more than half a century, this rare property presents a range of potential uses, enhanced by its multiple outbuildings and irreplaceable location. 40.65± additional adjacent acres available.



Property Features

- Lovely Open Meadows
- Beautiful Long Views
- Multiple Barns/Outbuilding
- Massive Historical Gambrel Barn
- Large Level Lot
- Long Driveway
- In-Law Apartment

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Property Data

162 Hutchinson Parkway
Litchfield, CT

9	5	4/1	4,145	62.85±
RMS	BEDS	BATHS	SQFT	ACRES

Price: Upon Request

Listing Agent: Peter Klemm
860.868.7313 Ext. 124

All Data to be confirmed by Buyer.