



COUNTRY COMPOUND

Bethlehem, Connecticut

KLEMM REAL ESTATE_{Inc}
LITCHFIELD COUNTY'S PREMIER BROKERS

Country Compound, Bethlehem, CT

Private Country Compound located on a peaceful pastoral 6.19± acre parcel, next to the charming rural town of Bethlehem, in Litchfield County, CT. This idyllic property consists of a c1900 post and beam barn-style, 3-bedroom/2-full bath Main House, a 1-2-bedroom Guest Cottage with vaulted ceiling, balcony and patio, a beautifully maintained 3-stall Barn with electricity, water, several Paddocks and an Outdoor Riding Arena, and a stunning spring-fed Pond stocked with multiple types of fish. In the main house living and dining room, rich hues, rustic beams and hardwood floors are complemented by a bay window and handsome floor-to-ceiling brick fireplace (currently with a pellet stove insert). Off the living room, a sunroom/office leads to a deck overlooking the dock and pond. The dining room with fabulous wet bar is framed by large windows out to the patio with views across the sweeping lawns and meadows, gorgeous custom laid stone walls and down to the serene pond. Updated kitchen with new custom cabinetry and sliders to the patio. Laundry room and a full bath complete the main floor. Upstairs, the home's rustic charm continues with three bedrooms and an office, including a primary en suite. This private oasis surrounded by light woods offers a world away with the convenience of a central location. Both the Guest Cottage and the Barn & Paddocks have a solid history of rental income. Many potential uses and a great opportunity. Must see this special offering.



Property Features

- Post and Beam Charm
- Barn, Stables, Paddocks
- Guesthouse
- Pond
- Privacy
- Rental Income Potential

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Property Data

46 Crane Lane
Bethlehem, CT

7	3	2	1,605	6.19±
RMS	BEDS	BATHS	SQFT	ACRES

Price: Upon Request

Listing Agent: Melinda Dubow
860.868.7313 Ext. 117

All Data to be confirmed by Buyer.

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