



Historic 136 Acre Farm

EXETER, RHODE ISLAND

Seaboard
PROPERTIES



PROPERTY

Secluded on 136 acres of pasture and woodlands, and bordered by over 5000 acres of conservation land, this handsome 1739 farmhouse is surrounded by lovely lawns and perennial gardens, and overlooks a picturesque swimming pond. The numerous outbuildings include a wonderful carriage barn (38x30) with a hayloft and workshop, a heated studio (40x20), a farm equipment barn, a chicken coop and a large open woodshed.

RESIDENCE

First Floor: Guarded by handsome 18th century fluted pilasters, the front door opens to a



central hall which in turn leads in either direction to the two downstairs parlors. The North Parlor/Library (16x15) which overlooks the pond and gardens is outfitted with built-in bookshelves, wide-board floors, Indian shutters, a large fireplace with a beehive oven, and beautifully detailed raised wood paneling. The South Parlor/Living Room (16x15) also overlooks the pond and gardens, and includes wide-board floors, a handsome corner cupboard and raised paneling surrounding the fireplace. The north and south parlors both adjoin the Keeping Room/Dining Room (19x12) which is highlighted with wide plank flooring, a candelabra chandelier and a massive stone hearth with a cooking crane that is surrounded by a wooden mantel and an entire wall of handsome wood paneling.

The dining room opens to a large, bright and cheerful Kitchen (22x21) whose centerpiece is a beautiful large hearth with a beehive oven and a handsome wood mantel. The spacious eat-in kitchen, with its exposed wooden beam ceiling and wide-plank floors is outfitted with a massive six-burner Viking gas stove, a large double basin soapstone sink, a Subzero refrigerator, and extensive built-in shelving and cabinets, as well as large picture windows that overlook the surrounding pastures.

A large light-filled Pantry (22x7) with a handsome flagstone floor, exposed wooden



beam ceiling, built-in shelving, and a small sink and potting area adjoins the back of the kitchen. The pantry borders a back hall/mudroom with a rear entrance that leads to a charming outdoor dining terrace which overlooks the dahlia garden and side pasture, and is bordered by a raised box garden and a row of dogwood trees. This floor also includes a laundry area, a full bath and a single bedroom/study with wide board floors and a Dutch door leading to the outside patio.

Second Floor: Accessed by the front staircase and a back stairway off the kitchen, the second floor houses two large guest bedrooms (16x15) with handsomely detailed wooden mantels, wide-board floors and adjoining full baths. The bright and spacious Master Bedroom (19x12) with its adjoining full bath is also on this floor, and is detailed with a handsome fireplace surrounded with lovely delft tile and a wooden mantel.

Third Floor: The attic with its high ceilings and exposed pegged wooden beams has been converted into 3 guest bedrooms which all enjoy great pastoral views of the surrounding farmland. Half of the attic is used as a large dorm bedroom and is bordered on one side by the massive center chimney; the other half is divided into a twin and a single bedroom, both of which are accented with wideboard flooring.



Inspection by appointment only

Offered at \$1,350,000

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