

Property Updates & Additional Details

- **Approximately 1,700 sq. ft. of living space**, plus porches, deck, and a full basement with a root cellar.
- **Two bedrooms** – One is large enough to accommodate several beds, while the other offers extensive closet and shelving space.
- **One full bathroom** featuring a classic claw-foot tub.
- **New electric hot water heater** installed to replace the previous kerosene on-demand water heater.
- **Future heating flexibility** – The flue, electrical wiring, and kerosene line remain in place should a future owner wish to install a kerosene heater.
- **Additional heating infrastructure** includes a woodstove on a fieldstone hearth, a kerosene monitor, and a flue already in place for the potential installation of a furnace.
- **Granite kitchen countertops** and a movable kitchen island that allows the kitchen layout to be adjusted as needed.
- **Two-story barn** with two small box stalls. The stalls open both into the barn and directly into the pasture, allowing them to function as run-in stalls. The barn also provides areas suitable for a chicken coop, sheep stall, workshop, feed room, or tack room.
- **Approximately 3.5 acres of pasture in Current Use**, plus approximately **0.81 additional acres outside of Current Use** that can provide additional grazing. The pasture is fenced, although the fencing needs significant repair and updating.
- **17.73-acre woodlot in Current Use** with a current forest management plan. Land presently enrolled in Current Use is intended to remain in Current Use.
- **Recreational trails and natural features** include a walking/cross-country ski trail, vernal stream, short boardwalk through a wet area, and abundant high-bush blueberries.
- **Established edible landscaping and gardens**, including asparagus, fruit, berries, and herbs.
- **Small outdoor chain-link dog kennel** already in place.
- **Convenient rural location** on a dead-end dirt road with quick access to Routes 106, 140, and 107 and commuting access to Concord, Laconia, Tilton, and Pittsfield.