

Special Features & Improvements

402 OLD FRANCESTOWN RD, WEARE, NH

Classic antique home with plenty of charm

Updated kitchen and baths

Gorgeous hardwood floors

Large attached apartment for barn manager or bonus rental income

Three seasonal cottage-style heated guest rooms with separate full baths

One woodstove(living room), one propane stove(kitchen) and one pellet stove(apartment)

Wrap-around screened porch to enjoy the view from three sides

Antique barn attached to the house with 8 large stalls, breakfast room, and industrial kitchen

Two large pastures with run-in sheds

Nine turnout paddocks with classic white vinyl fencing and run-in sheds

Round pen for training

Plenty of parking

Cross-country course with ditch, bank and water elements

Level open lot of nearly 24 acres

Separate barn for hay or garage parking or storage

77' x 144' indoor arena attached to 17-stall barn

Two heated tack rooms

Heated viewing lounge

Large walk-up loft for storage with dressing room space or bonus space for other activities

Wash stall

Improvements

New hot air furnace

Revision of brick walkway

Insulation improvements

Remodel the exterior entry bathroom in the cottage

Improved footing in many paddocks with stone dust mix

New well

Replaced water filtration contents



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