

BEAUMONT ACRES, SHERBORN

6.5 ACRE EQUESTRIAN FACILITY



Additional Information:

OFFERED AT: \$1,050,000
12 AMES DRIVE
MLS: 71145311

House:

- The roof on the house was done in 1990/1995
- Septic system is located on the front left side of the house
- House is heated by natural gas. Dryer by gas.
- Security and fire sensors in the house (Inter City Alarm out of Yarmouth)
- School bus stop is at the top of the street
- Central air conditioning
- Central vacuum
- Cable FIOS
- Water filtration in house - Reverse Osmosis on the drinking faucet in the kitchen
- Storm windows and screens
- Lawn sprinklers are located in the front and backyard to barn
- Washer, Dryer and Refrigerator included in the sale
- Two car garage under
- Well tank newer
- Forced hot water, gas
- Title V in hand for 4 bedrooms

Barn:

- Heat sensors in hay loft and smoke detectors on main level in barn wired directly to the Sherborn Fire Department
- Electric in barn recently redone, 5-6 years, possibly 200 amp.
- Rehab stall with electric eye and laser beams
- Outdoor arena is 220' x 85'. Footing is a called Palamino Mix, a sandy/clay mix
- Roofing done in phases since 1977. Middle section of the barn: 3 years. Indoor and front of barn: 10 years.
- Closed circuit TV camera and monitoring cameras - may need repair. Black Lab Alarm Company
- Spot light on the top of the barn lights up the whole riding arena. There are mounts for 2 more lights that will need to be installed by the new owners
- Full loft above the indoor turnout has build-out potential. Great for storage or a recreational space
- Heated and secured tack/office and grain room
- Hot and cold running water. The cold water has a filtration system. Once a year the system is replenished with a granular solution. The cost is approximately \$100 to \$200
- Indoor turnout is approximately 60' x 24' and has a steel beam with a 1 ton hoist with Anderson sling capability
- The hay loft loads by the front and hold 12 to 14 tons
- There is a sprinkler system for the riding arena. A few of the lines are in need of repair
- Barn License up-to-date. Permit for 10 horses

Robin Hopes, Francene Faulkner, Phyllis Cohen, Realtors | 800-859-2745 ext 717 | robinhopes@equinehomes.com

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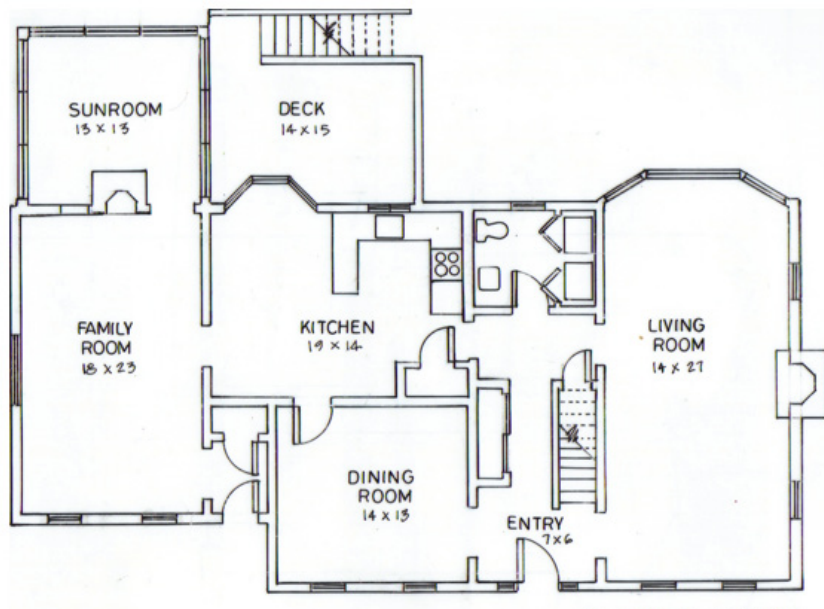
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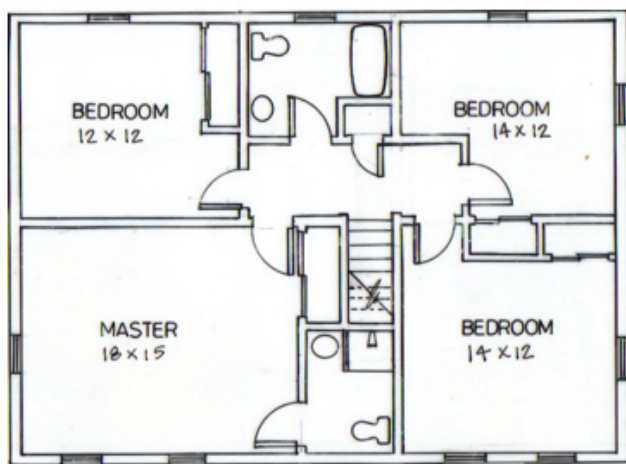
All drawings are for reference only

Floor Plan: House

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First Floor



Second Floor

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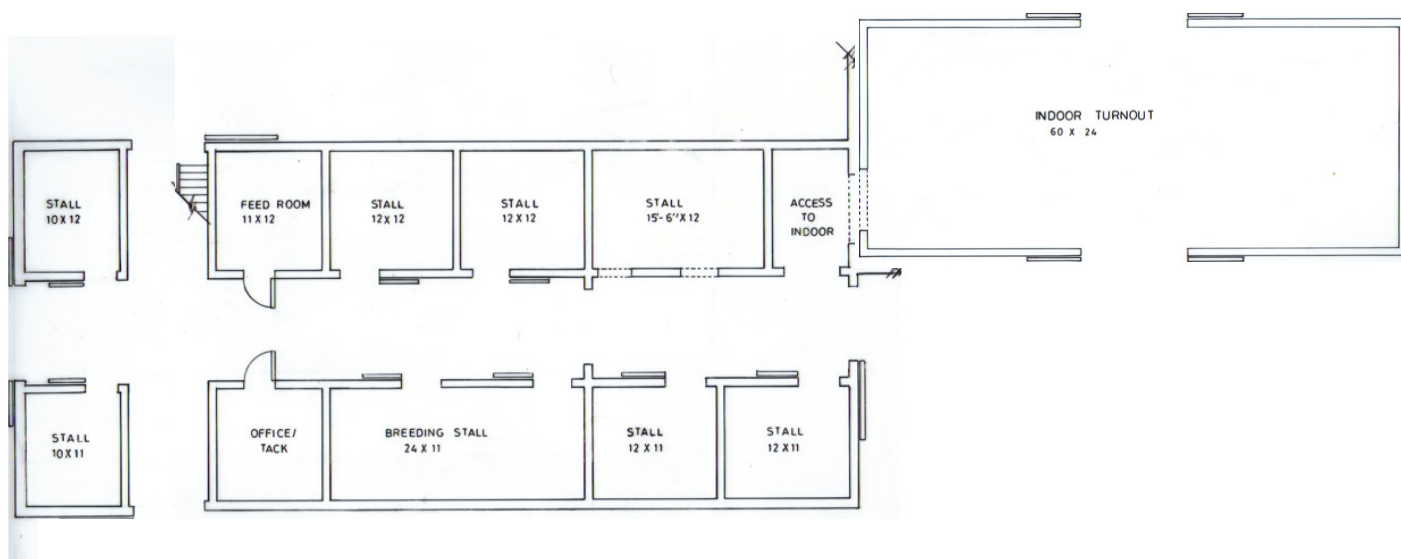
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Floor Plan: Barn 8/9 Stalls

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BEAUMONT ACRES

In 1977 Beaumont Acres was established as a riding school. It offered an environment where everyone had the opportunity to enjoy being with horses, to learn from them and love them.

“Our Philosophy Inspired our commitment to nurturing the lives of horses”

Beaumont Acres Equine Retreat specialized in the care and compassion of the elder horse.

The barn embraced the love of horse as referenced in this poetic meaning of the word HORSE:

Horsemanship begins with love for the horse in your heart.

Open the mind to positive thought and the energy of the horse will become positive in direction.

Ride each step for the joy of the movement. The perfection of the movement is not as important as the perfection of the partnership.

Strive not to worry about how perfect you look but rather how perfect you behave.

Exercise your dreams not your fears and encourage learning with a pat.

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THE TOWN OF SHERBORN

Sherborn is a town in Middlesex County, Massachusetts and has the ZIP code 01770. As of the 2004 annual report, the town population was 4,552. The assessed value of the town for the fiscal year 2005 is \$1,008,146,994. Sherborn shares its highly ranked public school system with the town of Dover. In addition to Dover, Sherborn is bordered by the towns of Natick, Framingham, Ashland, Millis, Holliston, and Medfield.

History

Primarily a farming community until the early part of the 20th century, Sherborn now is a bedroom town for Boston and the surrounding hi-tech. Throughout the 17th, 18th and 19th centuries Sherborn remained a small and relatively self-sufficient farming community. Little industry developed because of the lack of good water power, although there continued to be saw and gristmills on several of the small, intermittent streams. However, apples grew well, and there were always small cider mills. With the coming of both the railroad and steam power one mill developed further, until by the 1890s it was advertised as the “largest refined cider mill in the world”. At that time it pressed over 1.25 million gallons of cider per season and exported “Champagne” cider as far west as Nebraska and Texas and as far East as England and Belgium.

In the late 18th century and early 19th century several small cottage industries developed, particularly along North Main Street. They produced guns, shoes, willow baskets, whips, pitchforks and edge tools. Cranberries became an important crop, as well as mixed farming and dairying. Crops and crafts were sold in the Boston markets via stagecoach and later railroad. The early 20th century saw several new trends. In the early 1900s several wealthy families moved into different parts of town and built estates for either year-round or summer use. Those remaining today are located primarily along the Charles River - The area of first settlement. Dairy and poultry raising increased in importance, as did service related jobs.

Following World War II the town began to change rapidly from one with a relatively static population (c. 1500) to a growing and transient one. Developments were built in 1, 2, and 3-acre (12,000 m²) zones. The disappearance of family farms accelerated as the town became increasingly suburban; today estate-farms form most of the few farms which remain. Over 50% of the town's area is open space. The town is trying hard to retain its rural character; but that is increasingly difficult as land prices and taxes escalate. In the late 1990s and the early 21st century, the downtown area underwent significant expansion, including the construction of a new fire department, the addition of a skate park for the town's youth in 2002, and in 2005, new stores in a lot previously occupied by a decrepit, closed gas station.

Houses

Because the town was relatively poor in the late 19th century and early 20th century, few people “modernized” their old houses by tearing them down and rebuilding. As a result many of the houses built in the 18th century and early 19th century remain, as well as six or more with portions dating from the late 17th century. Two National Register Historic Districts have been established to include the old Town Center and a two-mile (3 km) strip along North Main Street; and scattered individual houses have also been listed: a total of 77 old houses. A very small Town Historic District also exists in the old Town Center. There are many houses that still stand that were built before the Revolutionary War.

Many old antique houses have hiding places for slaves for the Underground Railroad back in the 1800s. They have trap doors, secret rooms, and old passages.

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