

PLACIDIA FARM

This finely detailed log home in a bucolic setting of fields and forest and bisected by Flint Brook offers many opportunities, with a one-bedroom apartment and a generous workshop.



**70 Tax Acres
Braintree, Orange County, Vermont**

NEW Price: ~~\$375,000~~ \$325,000

PROPERTY OVERVIEW

Placidia Farm is a residential property with infrastructure and landscape amenities that provide a wide variety of opportunities. Named for the pond on which the owners lived in Massachussetts, Placidia Farm, is, above all, a serene and scenic setting with well-cared-for buildings and grounds, creating a desirable country estate.

In addition to being a year-round residence, other possible uses include:

- Family or guest quarters in the apartment and/or workshop
- AirBnB unit in the apartment and/or workshop
- Artist or yoga studio in the workshop
- Home business in the workshop
- Livestock and/or crop farm
- Apple orchard or Christmas tree farm



The property is primarily residential but can support a number of other uses as well.

LOCATION

Placidia Farm is set in the hills of Braintree, Vermont, in the central part of the state. Braintree is a small town bisected by State Route 12A just outside the town of Randolph. While Braintree has few services, Randolph is a busy town and is home to Gifford Medical Center, the Chandler Center for the Arts and Vermont Technical College. The downtown has several shops and restaurants, a golf course and an Amtrak station.

Braintree is a hilly town, populated by scattered country homes, farms and forests. The Third Branch of the White River runs along the state highway to later join the main White River on its way to the Connecticut River.

The property is 3 miles from downtown Randolph and another 2.5 miles to Exit 4 on Interstate 89. From here, it is 25 minutes north to the capital city of Montpelier and 35 minutes south to West Lebanon, New Hampshire. Both of these cities offer a large array of services and amenities, both locally and nationally owned. They also have rich cultural scenes and hospitals, and Lebanon has a commercial airport. Burlington, Vermont, the state's largest city and the closest international airport, is an hour to the northwest.

ACCESS

Placidia Farm has 1,500 feet of frontage on Bent Hill Road, a town-maintained gravel road. Bent Hill Road begins off Route 12A at Braintree Elementary School. The property is 1.5 miles up the road on the right and has an established driveway. Power lines run up the road and beyond the property.



Bent Hill Road as it runs along the property on the right, with the log home visible in the distance.

RESIDENCE DESCRIPTION

The log home is the centerpiece of the property and has been meticulously cared for during the owner's tenure, which began in 1977. The 2,200 ft² structure, built in 1965, includes the main home at 1,350 ft², the lower level apartment at 830 ft² plus the attached two-car garage and 780 ft² work shop.

Log Home: The entrance to the home is via a breezeway that leads into a spacious mudroom, a must in every Vermont home. Nearby is a full bath and a laundry room, which includes three generous closets and a stained glass window. Throughout the home are fine details and practical features that were added by the owners. Baseboards were added to hide electric wiring, closets feature custom shelving and storage devices, and moldings were profiled around a corner cupboard for a seamless fit.

Moving into the main part of the home, the eat-in kitchen and living room share one large space divided by a stone chimney for the woodstove. The kitchen is efficient and cozy with oak cabinetry - some with colored glass, newer appliances and a custom pantry closet that uses every inch of space. On the other side of the chimney, the living room is centered around a woodstove and the large stone chimney behind.

Spanning the entire width of the home and just off the kitchen/living room is a sunroom that offers panoramic views of the whole property. With windows running along three sides, this will likely be a well-used room. There is space for a small dining set, a seating area and a desk.

The upstairs includes two bedrooms, a half bath and an open office space. The bedrooms have copious closets, all with lights, and there is shelving and closets in the hall as well.

The home is heated by an oil-fired boiler (replaced in September 2017) distributed by baseboard hot water registers. Water is also oil-heated and the unit was also replaced in September of 2017. Water is from a drilled well and the septic system has been pumped regularly. The roof is original and is standing seam metal. Flooring is wide pine boards except in the bathrooms and mudroom.



The home's foyer, or mudroom, has a tiled floor.



The spacious laundry room has a stained glass window



The eat-in kitchen is practical and comfortable with views to the patio and far hillside.

RESIDENCE DESCRIPTION (continued)



The kitchen and living room share a large space.



A large stone chimney hosts a wood stove for extra heat.



The cozy living room adjoins the sunroom.



The sunroom is a light-filled space with walls of windows.



The main bedroom has 3 closets with clever built-ins.



The second bedroom also has lots of storage and charm.

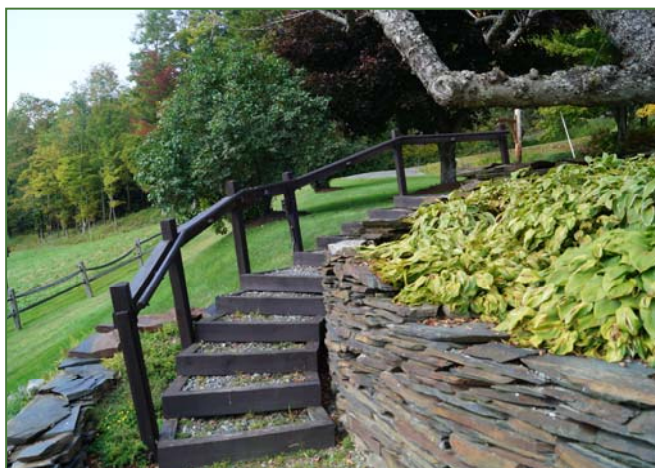
RESIDENCE DESCRIPTION (continued)

Apartment: Accessed by a private door from a covered porch with sweeping views of the property, the apartment can be kept completely separate from the main home. There is an interior stairway, but it has a door for privacy. The apartment includes a living room with a wood stove hook-up, a small but complete kitchen, a full bath and a bedroom. The 25-year old carpet in the bedroom and living room was recently removed and the concrete below is ready for new flooring.

The owners used this space as a Bed and Breakfast from 1983 until 2008. It was a successful venture that supported their lifestyle. People from around the country and across the globe enjoyed the serene setting where they could make use of a full apartment, enjoy home-cooked breakfasts while chatting with the owners, and relax on their own private porch while admiring the beautiful view. The space could become a Bed and Breakfast again or be used as an AirBnB unit, a rental apartment, a separate family apartment or a guest space.



The living room of the apartment, a complete one-bedroom unit.



A private outdoor staircase leads to the lower-level apartment and its porch with sweeping views.

Garage and Workshop: On the other side of the breezeway, there is a two-car garage with automatic, overhead doors. Just beyond is a wood and equipment shed. Through the back of the garage is the workshop that the owners added in 1992. This space was the origin of so many of the fine details within the home. The flooring is worn but there is a wood stove and a large picture window with the property view. Consisting of two large spaces connected by a wide, cased opening, the workshop can easily be converted to a new purpose - artist studio, additional apartment, business office, yoga classroom, massage studio and so on. Below is a full, dry basement, and out the back is a private door.



The workshop is equipped with a wood stove, its own entrance and a full basement.

PROPERTY DESCRIPTION

Grounds: Outside the home and attached buildings are perennial beds and extensive stone walls, built by the current owners. Wood-framed, crushed stone steps lead down to the apartment porch with perennials gracing both sides of the descent. On the backside of the home, where the house and garage/workshop form an “L”, there is a stone patio looking out over the property. Mowed lawn surrounds the home and split rail fences with bird houses and perennial plantings reach out into the fields. The house and cultivated grounds cover about an acre of the property.



The patio is tucked in the nook of the house and the garage/workshop.



Extensive stone walls and perennial beds surround the home.



Split rail fences define the landscape portion of the property with the fields and forests beyond.

PROPERTY DESCRIPTION (continued)

Fields and Forest: The remaining 69 acres of the property include 12 acres of field, 57 acres for forest and 1,800 ft of frontage on Flint Brook. The terrain is gentle-to-moderate slopes starting at the road where the house sits. From here, the land slopes down to the brook and then up again on the opposite, forested hillside.

The fields are extensive and have been kept open on an annual basis. They could easily be used for crops or pasture, allowing the property to be a small farm. Crop trees, such as fruit or fir trees, could be planted as well. Flint Brook is a year-round stream that runs rapidly during wet seasons along a shady course on its way to the White River. It is the low point on the property and divides the cultivated portion of the property from the forest.

On the other side of the brook is a hillside of forest, including hardwood and softwood species. The forest is well-managed and includes many large-diameter trees. The last harvest was in about 2007. Timber management, harvesting, firewood, hunting and conservation are all possible activities here. A 1.5-acre meadow has been established on this side and is useful in attracting wildlife and game species.

TAXES, TITLE, ZONING

Taxes for the property in 2017 are \$6,153. The property is NOT enrolled in the Current Use Program. Enrolling the forested acreage in this program could reduce property taxes significantly.

The property is identified by the Town of Braintree as Parcel Number 07-032.00 and by SPAN Number 075-023-10414.

The property is owned by the Viola Frost Laitinen Trust whose deed is recorded in the Braintree Town Records in Book 33, Page 311. The property is in the Braintree Rural District 1 zone where home occupations and accessory structures are allowed.

Flint Brook running quietly at the end of the summer.



The land slopes down from the home to Flint Brook and then rises again as a forested hillside.



Open fields spread to the south of the home.



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