



Jonathan P. Radford is pleased to present

THE COTTON TAVERN

Offered at \$1,500,000



For Additional Information About This Exceptional Property, To View A Slide Show And Location Map, Consult

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I. INTRODUCTION

The north-east corner of Connecticut is often referred to as the “quiet corner” of Connecticut. The Quiet Corner is known for being under-populated and isolated in contrast with the rest of Connecticut; many of its towns have populations below 5,000. The area is largely composed of rural and semi-rural towns containing large areas of farmland, rivers, lakes, and state forests.

At the center of the Quiet Corner, Pomfret is 42 miles from Hartford, the state capital, 72 miles from Boston and 156 miles from New York. Pomfret’s location makes it the perfect town in which to establish a full time residence or the ideal place for a country retreat away from the hustle and bustle of city life.



Academy-award winning actress Renée Zellweger, the property’s current owner, enthuses about Pomfret:

"Socially, architecturally and aesthetically; Pomfret is the embodiment of the old fashioned American small town; while it is simultaneously, a culturally rich and sophisticated community.

The seasons and landscapes are breathtaking, the quality of life and festive holiday celebrations are of bygone days, and you'll make more true friends in Pomfret within weeks than you would during a lifetime in most other places."

The Town of Pomfret’s website reads in part:

“Pomfret is a small rural town located in picturesque Northeastern Connecticut with a population of approximately 3836 residents. The town was incorporated in 1713 and has changed from a rural agricultural town to a rural residential one with some light industry. Many historic buildings and landmarks exist in Pomfret and are preserved for future generations to view and enjoy.”

Pomfret is also well known for the Pomfret School. Founded in 1894, the Pomfret School is an independent coeducational college preparatory boarding and day school for 350 students in grades 9 through 12 and post-graduates. Information about the Pomfret School can be found at the schools website, www.pomfretschool.org.

Further town information can be found at www.pomfretct.org.

An in-depth account of Pomfret’s history can be found at the Connecticut Genealogy website, <http://www.connecticutgenealogy.com/windham/pomfret.htm>



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II. PROPERTY DESCRIPTION

This country retreat is bordered by the picturesque Quinebaug River on its eastern boundary and offers 38± acres comprised of fields, woodlands and beautifully designed gardens. A long driveway winds through natural woodland and leads to a courtyard surrounded by the various buildings that make up this estate: the main Colonial-Federal residence, a guest cottage, recreation barn, and outbuildings. There is a swimming pool and helicopter landing area.



Of particular note is the quality of the renovation conducted by the property's current owner. Extensive work was carefully performed on the main residence, guest cottage and recreation barn in order to maintain the integrity of the property's original early American architecture. Today modern conveniences reside in harmony with original rural charm. Additionally, a significant investment was made in the landscaping to create gardens, terraces, and dry-stone walls made to look as though they pre-date the estate (see renovation details below).

MAIN RESIDENCE

Constructed circa 1770, the Colonial-Federal style residence has received later additions and alterations allowing the home to grow with the needs of the various families who have lived here. The home currently offers approximately 3,463sf of living space (excluding the third floor 825sf* and the basement 1,200sf*). The symmetrical façade of white-painted wood clapboard has 12-over-12 double-hung sash windows framed by simple casings and protected with modern storm windows. The central front paneled entrance door is flanked by pilaster-framed sidelights, topped by a slightly overhanging cornice. In front of the door is a one-step stone stoop and above it a central Palladian window with fan louver arch illuminates the main staircase. Either side of the front door is a Colonial-style lantern. The laterally gabled roof has gray replacement architectural shingles. Twin brick chimneys, placed left-of-center and right-of-center vent four fireplaces on the main floor and three fireplaces on the second floor. The house is built on a fieldstone foundation.





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First Floor

Entrance Foyer (19'2" x 9'1"*). The generously sized foyer has ample room for chairs, a writing table, secretary, etc. The main Colonial-Federal style staircase rises to the second floor. The staircase has rod balusters, a simple capped square newel post with square pendant drop from the ceiling above, wave moldings on the sides of each step, and a carpet runner. The foyer has a dark-varnished wide-pine floor and high baseboards.



Living Room (13'2" x 15'1"*). The restrained Colonial design allows for baseboards but not for crown moldings. A wood burning brick fireplace with stone lintel is framed by simple mantel. The floors are dark-varnished wide-pine boards. A generous corner exposure and three large windows provide scenic country views.



Library (12'4" x 14'9"*). The library is finished in dark wood paneling and crown molding. Built-in bookcases flank and run underneath the three windows, creating deep window reveals and under-window counters. A wood burning brick fireplace with stone lintel has an overmantel on which to display artwork. The floors are dark-varnished wide-pine boards. There is direct access from the library to the family room.



Family Room (12'10" x 14'9"*). As witnessed by the original brick fireplace, bread oven and firewood storage niche, this room was originally the kitchen. Today a blue-painted wall of overmantel panels surrounds this fireplace/oven/firewood unit. This room was used by the current owner as a media room and a large closet was used to store audio/visual equipment. The floors are dark-varnished wide-pine boards. There is a door to the exterior providing access to the gardens.





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Dining Room (13'2" x 15'1"*). This informal dining room is open to the country kitchen and separated from it by a breakfast bar. There is a wood burning brick fireplace with stone lintel framed by a simple mantel. An overmantel space is flanked by sconces and is suitable for artwork. The dining room has two built-in china cabinets and crown molding. The floors are dark-varnished wide-pine boards.

Country Kitchen (16'2" x 17'6"*).

The open plan kitchen and dining room is the gathering place for family and friends. A recent renovation provides classic custom white-painted wood cabinetry with black iron knobs and hinges. Glazed china wall cabinets are designed to complement the colonial windows. Butcher-block wood counters enhance the country kitchen design. A central island with lathe-turned posts has a gas cooktop; a copper pot-and-pan



rack attached to the beadboard ceiling hangs over island. A quadruple bay of 12-over-8 sash windows provides an abundance of natural light. A long counter with porcelain farmer's sink runs below this wall of windows. Additional light is provided by recessed ceiling lighting found over all side counters. The kitchen is equipped with state-of-the-art appliances including a stainless steel double door Viking Professional Series refrigerator and a Viking Professional oven with six burner cooktop with griddle. There is an "instant hot" faucet. The floors are dark-varnished wide-pine boards.

Mud Room / Laundry (9'10" x 17'4"*). The mud room is furnished with extensive closets (one set housing the washing machine and drier). A simple staircase accesses the second floor sitting room. This access provides a short cut to the master bedroom suite.



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Enclosed Porch / Sun Room (13'3" x 6'6"*). The perfect location on a warm summer's evening, the enclosed porch has a bay of six front windows and one large multi-paned side window providing a panorama of the gardens. A side door leads to the gardens and other estate buildings located around the courtyard parking area.



Guest Powder Room with pedestal sink and toilet.

Second Floor

Hall (18'8" x 8'8"*).

Master Suite comprised of:

Master Bedroom (12'9" x 15'2"*). The master bedroom has a brick fireplace framed by a simple colonial mantel. There is a small closet - an expansive suite of closets and a dressing area are located on the other side of the ensuite master bathroom (see floor plan). The floors are dark-varnished wide-pine boards. A generous corner exposure and three large windows provide scenic country views.



Master Bathroom (12'8" x 12'0"*). The all new master bathroom has a tin ceiling, custom vanity designed to look like a beautiful piece of antique furniture, a claw foot tub, an oversized two-person shower with Paris-Métro style tiling and a fireplace with an elaborately carved surround and overmantel. Bathroom fixtures are by Waterworks.



Master Dressing Area. This extensive suite of closets and dressing area can be used exclusively by the occupants of the master bedroom or can be shared by occupants of all three bedrooms on this floor. An adjacent sitting room could also be used only by the occupants of the master bedroom or be shared.

Sitting Room (13'0" x 16'8"*). The sitting room can be used exclusively as part of the master suite or be shared with the other two bedrooms. A staircase leads down to the first floor mudroom providing an ideal shortcut to bring luggage to the master bedroom.



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Bedroom 2 (13'3" x 15'2"*). This guest bedroom has a closet that also opens to Bedroom 3. This closet could be redesigned to be exclusive used by this bedroom. There are three windows and a fireplace in this bedroom. Bedroom 2 has a door that connects to Bedroom 3. There is sufficient space between these two doors to create an additional closet for either bedroom.

Bedroom 3 (13'6" x 14'8"*). This guest bedroom has two closets (one that also opens to Bedroom 2). The shared closet could be redesigned to be exclusive used by this bedroom. There are two windows providing garden views. Bedroom 3 has a door that connects to Bedroom 2. There is sufficient space between these two doors to create an additional closet for either bedroom.

Bathroom 2 (10'6" x 9'6"*). Shared by Bedroom 2 and 3, this spacious bathroom has a bath tub with integrated shower, a pedestal sink and toilet. Bathroom fixtures are by Waterworks.

Third Floor

The third floor measures 19'6" x 39'5" (825sf*). This floor is air conditioned, the ceiling is insulated and the floors are sealed. There are a substantial number of built-in closets, drawers and shelves. This floor provides valuable potential for additional bedrooms and bathrooms, a games room, etc. (all potentially subject to gaining relevant building permits).



Basement Level

The basement has a large storage area and a work shop / furnace room. The utilities are located in the basement.

GUEST COTTAGE

The guest cottage has a white-painted wood clapboard exterior, a latitudinal gable with chimney, and a double carriage door (no longer in use), all the elements of a New England barn. The guest cottage offers approximately 461sf of living space and is comprised of:

Bedroom (15'0" x 19'3"*). The bedroom has a vaulted ceiling with exposed beams, two sets of French doors to the gardens, and a single door to the courtyard.

Kitchenette (7'6" x 7'8"*) with sink.

Bathroom (7'2" x 6'1"*) with shower, toilet and small closet.





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RECREATION BARN

The recreation barn has a white-painted wood clapboard exterior on three sides (natural wood appearance on the fourth side), a latitudinal gable with central chimney, and various barn doors, all in keeping with a traditional New England barn design. Along the eastern side of the barn four sets of French doors open to an expansive 66' long deck which runs the length of the building.

The interior of the barn has ceilings which rise in places to over 20 feet with exposed rafters and purlins. There are multiple levels of exposed beams, posts and brackets, many embedded in white-painted walls for a half-timbered Colonial appearance. The floors are of wide pine boards.

The barn provides the ultimate entertainment space for grand scale receptions. The main floor offers approximately 2,068sf with cavernous rooms (the "Bar Room" measures 25'7" x 29'8"* , the entertainment room measures 26'3" x 29'8"* , and a third room measures 13'8" x 17'9"*). The main room has a magnificent Airless Base Acorn Oak heating stove. The main floor has a kitchen and bathroom. Two lofts on the second floor offer an additional 819sf approximately.



ADDITIONAL OUTBUILDINGS

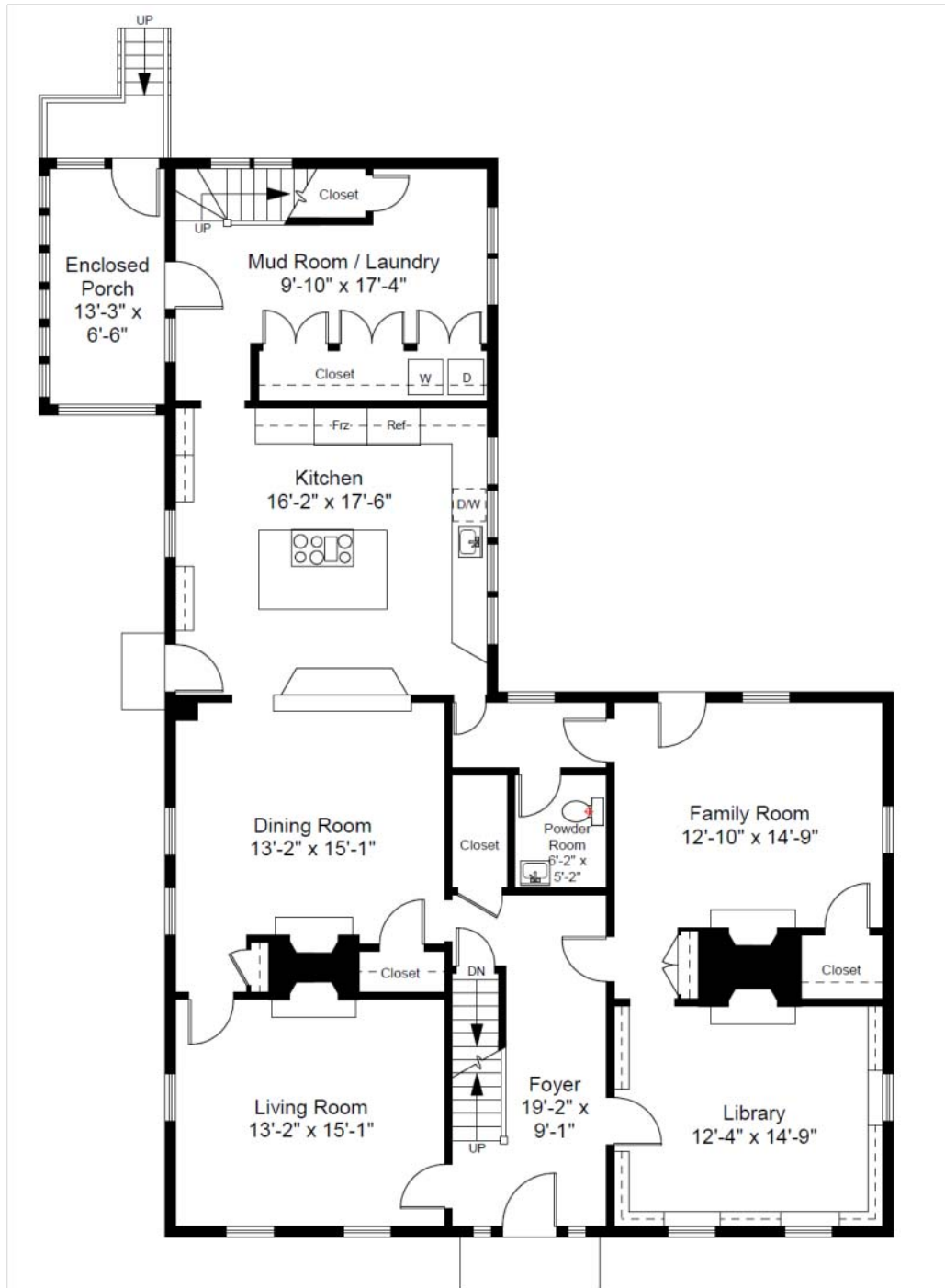
There are a number of additional outbuildings for storage of vehicles and equipment.



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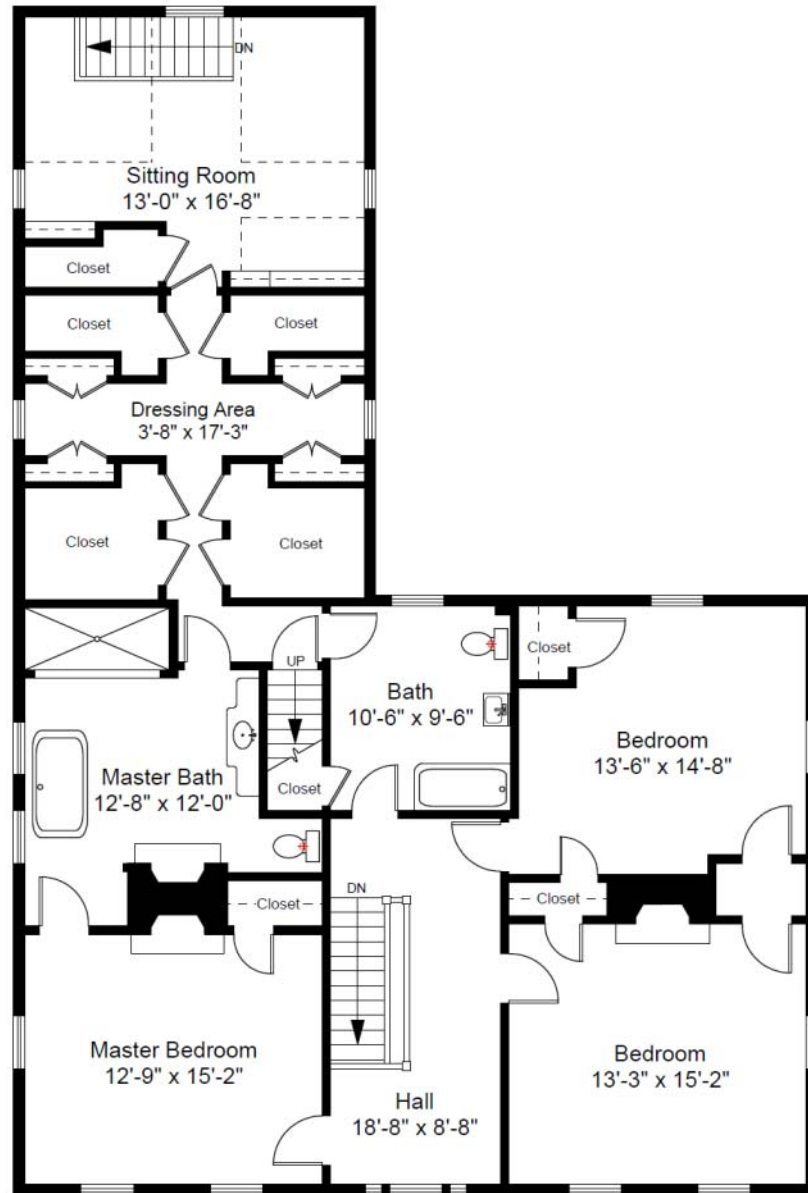
III. FLOOR PLANS



First Floor Plan



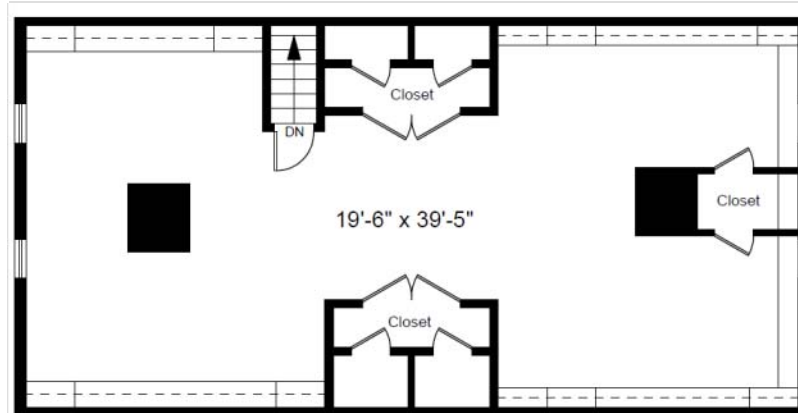
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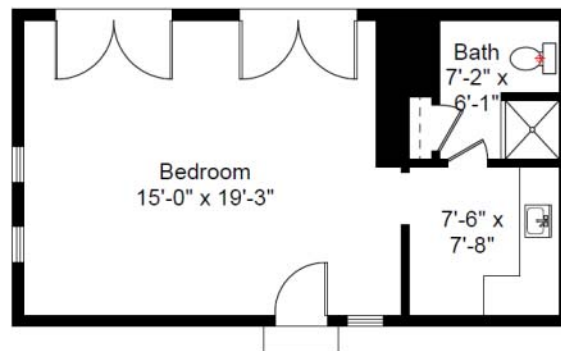
Second Floor Plan



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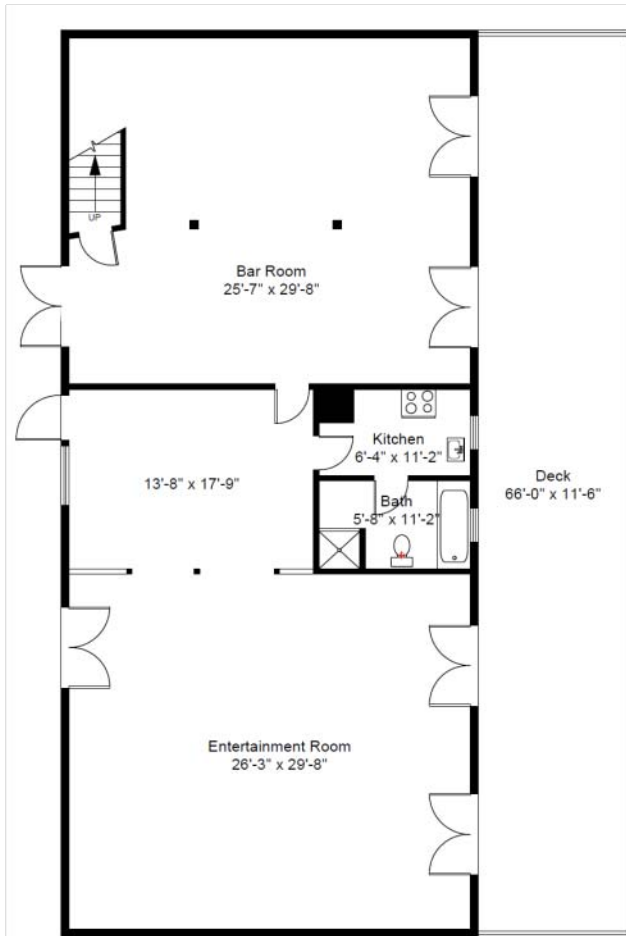
Third Floor Plan
Vaulted Ceiling



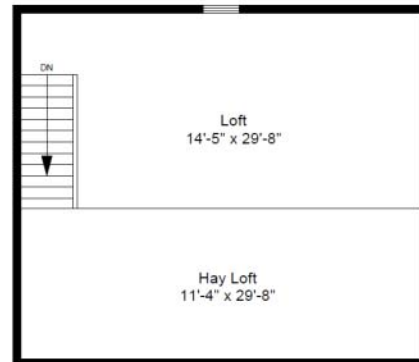
Guest Suite Floor Plan
Vaulted Ceiling Height = 12'-8"



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Barn - First Floor Plan
Ceiling Height = 20'-10"



Barn - Second Floor Plan
Ceiling Height = 12'-10"



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IV. RENOVATION WORK

The current owner invested significantly to restore the main residence, guest cottage and recreation barn. Additionally, many improvements were made to the landscaping. The work was completed in 2004 and some of the highlights are described below.

Main Residence Renovations

Electrical & Lighting. A substantial amount of the electrical system was upgraded or replaced. New wiring was installed for cable television (including in a number of bedrooms). All new lights were installed in the residence. Where wall sconces were installed, this also required all new wiring to light switches.

Heating / Air Conditioning / Hot Water. The heating, air conditioning, and hot water systems are new. A Buderus Logano G215 HVAC system provides hot and cold forced air to three zones, one on each of the first, second and third floors. There are two 275 gallon oil tanks in the basement which fuel this system. Hot water is provided by a Top Performer 70 gallon indirect hot water tank located in the basement (the 4th zone on the Buderus Logano G215).

Plumbing. The plumbing system was substantially upgraded.

Water Supply. Water comes from a new well located on the property which supplies a new Well-x-Trol expansion tank in the basement of the main residence. From the main residence water is then distributed to the guest cottage and recreation barn. The pipes in the guest cottage and recreation barn can be filled with anti-freeze if these buildings are not going to be used/heated in the winter.

Water Treatment. Well water for all buildings is treated by Aqua Champ water treatment equipment located in the basement of the main residence.

Baseboards. The majority of the baseboards were replaced when the new forced hot air heating system was installed and the old baseboard heaters were removed.

Rear staircase. The rear staircase was rebuilt to the design of the main staircase.

Dining Room. The wall between the dining room and kitchen was removed and in its place a breakfast bar was constructed. Crown molding was installed.

Kitchen. From the new beadboard ceiling to the new wide-pine board hardwood floors, the kitchen was gutted and rebuilt. The cabinetry was custom made and designed in the original period of the home. The kitchen is described in detail on page 5.

Library. The wood paneling was stripped, restored, stained and refinished.

Master Bathroom. The master bathroom is all new was completely reconfigured as part of its renovation. A full description is on Page 6.

Bathroom 2. This bathroom was renovated. The original tub and sink were reconditioned and have new pipes and fixtures. The floors and tile-work are new.



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Sunroom. The sunroom has a new beadboard ceiling and new wide-pine board floors.

Third Floor. This floor is air conditioned, the ceiling is insulated and the floors are sealed. There are a substantial number of built-in closets, drawers and shelves.

Other Renovations

Entrance Gate and Driveway. A new entrance and driveway to the property was created. As part of this process, approximately 500' of dry stacked stone walls were built. These magnificent walls are approximately 5' high and 4' thick. The gate is all wood construction on an aluminum frame. The gate can be controlled from a keypad at the entrance and from an entry system and telephones in the main residence. A camera allows the residents to identify their guests before opening the gate. The new driveway is approximately 700' long and during its construction electric cable was laid to allow for lights to be placed along the driveway if desired.

Exterior of Buildings. Where necessary, siding on all buildings was replaced. The buildings were all painted in 2004 and 2010 approximately.

Guest Cottage. A new Lennox HVAC system provides hot and cold forced air to the guest cottage. The system is located in the guest cottage and the propane tank which fuels this system is located nearby. Hot water in the guest cottage is provided by a new electric hot water tank. The cottage has new windows and the ceiling has been insulated. The bathroom has been renovated.

Recreation Barn. The recreation barn is heated by a new oil fired forced hot air system with two 275 oil tanks. The system and oil tanks are located in one of the lower storage rooms. There is no air conditioning in the barn. Hot water in the recreation barn is provided by a new electric hot water tank. The barn has a new 66' deck finished with Trex.

Swimming Pool. The swimming pool has a new Hayward sand filter, two pumps and chlorinator.

V. AMENITIES

Alarm. The property is protected by a burglar, fire and cold temperature alarm system. The system covers the main residence, guest cottage and recreation barn.

Exterior Lighting. Exterior lighting works on timers located in the basement of the main residence.

Cable/Telephone service is provided by Charter Cable. AT&T can provide DSL service.

Helicopter Landing Area. Registered as the Quiet Corner Heliport, Pomfret, CT, the landing area is located at the following approximate coordinates: Latitude 41° 51' 17.160" and Longitude 71° 55' 42.540". The length and width of the area is registered as 45' and the surface is grass. The estimated elevation is 268' above sea level. The landing area is registered for private use only.



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VI. GROUNDS

A significant investment has been made to the grounds that surround the main residence, guest cottage and barn. Central to the landscaping design was an overriding desire that the gardens and terraces look natural and in keeping with this rural setting. Extensive dry stacked stone walls were created between gardens and along Cotton Road to increase privacy. A hand-hewn post-and-rail fence with gate runs by the guest cottage and encloses the swimming pool terrace. The curved, kidney-shaped, swimming pool has a cemented fieldstone surround: simple and elegant. The pool has a valet cleaning system and new mechanical equipment. Extensive planting of perennials, shrubs, and ornamental trees and hedges complement original old-growth specimens. At the front of the house, simple garden plantings run along the foundation wall and a small colonial-style lamp-post of vertical rough-granite acts as a horse-hitching post. A side garden has a spectacular large, shady, honey-locust tree. The many gardens provide a house full of guests plenty of areas to seek peace, quiet and enjoy this restful location.





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VII. PROPERTY STATISTICS

Main Residence

Number of Bedrooms: 3 (the third floor has sufficient space to create additional bedrooms, however, all parties considering creating such additional bedrooms should have their architect consult with the local building department to confirm such possibilities)

Number of Bathrooms: 2 full and 1 half

Living Area: 3,462sf*
(excluding the third floor of 825sf* and the basement level of 1,200sf*)

Guest House

Number of Bedrooms: 1

Number of Bathrooms: 1

Living Area: 461sf*

Recreation Barn

Number of Bathrooms: 1

Living Area: 2,887sf*
(2,068sf* on the first floor and 819sf* on the loft level)

Entire Property

Lot size: 38.79 acres*
The property is made up of three lots:
Lot 1 has 36.2 acres
Lot 2 has 1.8 acres
Lot 3 has 0.79 acres

Property Taxes: \$10,281 for fiscal year 2011
(For all three parcels of land)

VIII. NOTICES

* All measurements are approximate. In irregular shaped rooms, the longest dimensions have been indicated. Architectural plans are available upon request.

To Potential Purchaser(s)

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