

# FOR SALE

**3 & 5 Old Sherman Hill Road & 557 Main Street South  
Woodbury, Connecticut 06798**



## **Unique Investment/Business Opportunity**

**Stunning 19.74 Acres in the Historic district of Woodbury, CT**

- **Event destination: Weddings, Corporate Parties, Retreats, Anniversaries, Birthdays, Elegant Private Dinners, and all other events**
- **The Country Loft Bed and Breakfast**
- **Town approved Bar & Restaurant (Capacity 126/300)**
- **Wine Tastings & Cooking Lessons**
- **Country Loft Antiques**

**Please call for many more details:**

**Price: \$2,350,000.00**

## 3 & 5 Old Sherman Hill Road & 557 Main Street South Woodbury, Connecticut 06798

Acreage:	19.73+/-
Historical District:	Property starts the Historic Number one and is included therein. This district includes building, outbuildings and structures in a 200-foot corridor on both sides of Main Street and Old Sherman Hill Road
Utilities:	Natural gas available on the street Oil Heat Central Air 3 Individual septic systems City water
Zoning:	MSD– Main Street Design - Approximately 272 foot depth from Main Street South. 1.92 Acres frontage property.
Taxes:	Assessment \$1,086,960 Mill Rate 26.07 Taxes \$28,337.00

### Current Permitted Uses

- Antique Shop
- Bed & Breakfast for 16 Guests
- Exterior Event Venue for 300 Guests
- 126 Seat Bar and Restaurant

### Other Possibilities

- Spa
- Expand current Bed & Breakfast to Country Inn
- Vineyard & Winery

OS– 60 (Open Space 60,000 S/F Minimum area per lot) 17.82+/- Acres all the property back of the 272 ft. frontage

**History of Property:** The Samuel Bull Estate built in 1706 by Deacon Samuel Bull, one of the first names in Woodbury, to whom the town granted land as its first blacksmith. Located on Main Street at the South end of the village. Samuel married the only daughter of Zechariah Walker, the minister who in 1678 led the dissenters from Stratford to Woodbury.

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## History of property continued:

In 1781 soldiers of Lafayette passed through Woodbury on their way to join Washington for the siege of Yorktown. An officer, a guest in the bull house, inscribed an autograph on the window pane with his diamond ring, said to be a tribute to the daughter of Mayor Thomas Bull. This house remained as a carriage house after the building of the second home until it was torn down in 1920.

The “new” house was built in the early 1800’s by Thomas Bull, the grandson of the Mayor. Incorporated in it are parts of the old house, including the great Lye stone for making soap, the first hearthstone was added to the original kitchen. The small building to the west of the house was one of the first stores in town. Vida J. Bull

## Property Notability

### TV & Movies:

- Movie; “ In the Spirit” starring Peter Faulk, Elaine May, and Marlo Thomas (1990)
- HGTV (2001)
- Will & Grace (2004)

### Books:

- “French Country at Home” by Barnes and Noble (2002)
- Country Living’s “The Perfect Kitchen” (2004)
- “French Country Kitchens” by Carolina Fernandez

### Publications:

- Connecticut Magazine ( June 1986)
- Connecticut Magazine (September 1987)
- Connecticut Magazine (December 1987)
- Country Living (March 1999)
- Country Living (May 1996) (cover)
- Country Living (December 2001)
- Design Times (September/ October 1992)
- Home Decorating (October 1990)
- House Beautiful ( July 1988)
- Litchfield County Times

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- Los Angeles Times
- New England Living (May 1991)
- New York Times
- Town and Country (September 1996)
- Traditional Home/ Decorator Show House (June 1997)
- Travel and Leisure (September 2000)
- Waterbury Republican
- Wine Spectator (August 1998)
- Women's Day (December 1987)
- Women's Day Super Special (October 1989) (cover)

Two Buildings designed by Moison Architects and beautifully restored in 1996 and overlook the granite hillside and majestic pond on 19.74 acres.

- Circa 1840's Barn - Approximately 7,192 S/F gross leasable and 1,256 S/F above grade garage. Catering/ prep kitchen, wedding storage, wine cellar, tasting room, storage areas, 2 half bathrooms and handicap bathroom.
- Circa 1706 Main house—4,221 S/F with 6 Bedroom and 3 full , 1 half baths and 7 fireplaces.
- Circa 1840's Two Bedroom Guest House - 1,140 S/F with loft and storage.
- Pony barn/ with riding paddock 180' x 100' with its own underground electricity
- Original potting shed
- Boat shed
- Storage shed

Currently a successful antiques and design showroom, Bed and Breakfast for 16 guests and event venue for weddings, corporate events, birthday and anniversary celebrations, charity events and retreats for up to 300 people.

300 guest venue with a recently upgraded commercial septic system, new commercial grease trap

Town approved for 126 seat Restaurant and Bar.

Parking and lighting, full service kitchen, handicap entrance across from handicap parking, additional bathroom and sprinkle system. Architectural plans for restaurant kitchen addition enclosed.

Conveniently located in Woodbury's Historic District. Buildings currently in Main Street Design District. All other land is currently OS60





**LEGEND**

- 1. EXISTING GRADE
- 2. PROPOSED GRADE
- 3. PROPOSED PAVEMENT
- 4. PROPOSED ASPHALT DRIVE
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**TABLE DATA - ROAD EROSION CONTROL**

NO.	DESCRIPTION	LENGTH (FEET)	AREA (SQ. FEET)	PERCENT
1	GRAVEL	100	100	100
2	GRAVEL	100	100	100
3	GRAVEL	100	100	100
4	GRAVEL	100	100	100
5	GRAVEL	100	100	100
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48	GRAVEL	100	100	100
49	GRAVEL	100	100	100
50	GRAVEL	100	100	100

**PAVING SUMMARY**

GRAVEL: 100 SQ. FEET

ASPHALT: 100 SQ. FEET

TOTAL: 200 SQ. FEET

**SEWAGE ANALYSIS - RESTAURANT**

RESTAURANT: 100 SQ. FEET

SEWAGE: 100 GPD

**SEWAGE ANALYSIS - BED & BREAKFAST**

BED & BREAKFAST: 100 SQ. FEET

SEWAGE: 100 GPD

**SEWAGE ANALYSIS - OUTLINE**

OUTLINE: 100 SQ. FEET

SEWAGE: 100 GPD

**PROPERTY & TOPOGRAPHIC SURVEY**

CAROLE WINER SORENSEN

10000 1/4 SECTION 11, T20N, R10E, S12E

**SCALE - 1" = 40'**

DATE: 10/11/2008

**PROJECT BY THE PROPERTY OWNER**

**1 OF 4**

**Cvmil**

**MS. CAROLE WINER SORENSEN**

8 OLD BISHMAN HILL ROAD

WESTPORT, CT 06898

**SITE PLAN**

**GRADING PLAN**

**EROSION CONTROL PLAN**

**COUNTRY LOFT ANTONIOS PROPERTY**

**PROPOSED RESTAURANT & BED & BREAKFAST**

**SEWAGE ANALYSIS - RESTAURANT**

**SEWAGE ANALYSIS - BED & BREAKFAST**

**SEWAGE ANALYSIS - OUTLINE**

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**Cvmil**



**3 & 5 Old Sherman Hill Road & 557 Main Street South  
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**Main House Bed and Breakfast**

**4,221 S/F**

**6 Bedrooms, 3 x full baths, 1 x 1/2 baths, 7 Fireplaces**

**Custom kitchen/ Breakfast room**

**Viking range with double ovens**

**Custom barn beamed countertops**

**Beamed Vaulted ceilings**





**3 & 5 Old Sherman Hill Road & 557 Main Street South  
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**Guest House  
1,140 S/F upstairs  
2 Bedroom  
1 Bathroom  
Original hardwood floors  
Current tenant pays \$1,400.00 per month + utilities**





**3 & 5 Old Sherman Hill Road & 557 Main Street South  
Woodbury, Connecticut 06798**



**3 Story Barn/ Loft/Silo Building with Wine Cellar**

**7,192 S/F Gross leasable area**

**1,256 S/F Basement Finish**

**Destination location**

**Current Use: Events and Weddings, Country Loft Antiques, Design Studio**

**Originally Built in the 1840's - Professionally Renovated in 1996**





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Wine Cellar





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*The Country Loft B & B*

It is our pleasure to invite you to experience and enjoy our stunning nineteen-acre estate, nestled in the Northwest Hills of Litchfield County. Relax and enjoy your stay in our charming circa 1706 B&B, complete with professionally designed rooms and superb gourmet kitchen, all created by Interior Designer and owner, Arlene Winer.

Location, location, location! We are 1.5 hours from New York City and only 2 hours from Boston, making our distinctive property the perfect venue for weddings, bar and bat mitzvahs, corporate retreats, birthday or anniversary celebrations, and/or music festivals.



*The Historic Majestic Stone Quarry and Pond*



*Custome Designed 17th Century Wine Case*



557 Main Street South  
Woodbury, Connecticut 06798

Email: [countryloftbandb@yahoo.com](mailto:countryloftbandb@yahoo.com)

For reservation information  
please call 203-266-4500

*Dreams  
Begin Here*



*The Country Loft  
Bed & Breakfast*



*Welcome*





*The Inviting Firrside Keeping Room*

The Country Loft B&B is situated in the heart of Woodbury, the "Antiques Capital of Connecticut." We are the perfect location for walking, jogging, biking, hiking, fishing, and of course, antiques, in one of the many antique shops that line our quaint Main Street. The B&B, dating back to 1706, was originally the home of Samuel Bull, the first blacksmith in the town of Woodbury. All rooms are custom designed in glorious, rich fabrics, beautiful tranquil colors, and wonderful authentic antiques. Upon arriving, enter into a true 18th century home, filled with tradition and old world charm.



## *Beauty Begins Here...*

Slip away and calm your mind, body and spirit in our beautifully appointed spa-inspired bath complete with antique bathtub, full shower, and a wonderful chaise lounge. This area is large enough to accommodate your wedding party, as you may want to have your makeup and hair professionals join you here, using this romantic background for some of your treasured photographs.



*The Luxurious Spa Inspired Bathroom*

Additional amenities include a fitness room, complete with a treadmill, elliptical trainer, weights and yoga mats.

For more information and/or reservations,  
Please Email us at  
[countryloftbands@yahoo.com](mailto:countryloftbands@yahoo.com)

or call

203-266-4500



*The Prerential Yellow Sunflower  
Master Bedroom*



*The Blue Hydrangea Guest Bedroom*

