



**Spreading Out** A 400-acre Litchfield County spread just hit the market, asking \$9,995,000. Carolyn Klemm and Joseph Lorino of Klemm Real Estate in Washington Depot share the listing. 860-488-6721 and 917-340-0431.

## ROOM TO ROAM

THE MOST EXPANSIVE FOR-SALE ESTATE in Litchfield County is the nearly 400-acre spread that straddles the Connecticut and New York line, with panoramic views across both states. Called West Wind Hill and sited on a high plateau in Kent, the main house offers amenities that include a great room with a 20-foot-high stone fireplace, a media room with a nine-foot movie screen, a billiard room, and a wine-tasting room and wine cellar with an adjoining prep kitchen.

Then on the grounds, there's a natural stone pool with a two-story pool house and a tennis court. It lists for \$9,995,000 with Carolyn Klemm and Joseph Lorino, both of Klemm Real Estate.

Another sprawling estate just popped onto the Greenwich market, asking \$15,370,000. Equipped with a 10-stall barn and a riding ring, the nearly 31-acre property offers a range of sporting amenities, including a pool, a tennis court and a full-sized basketball court. And then there's the grand, nearly 10,000-square-foot manse, which includes 11 bedrooms, 11



### Hold Your Horses

This nearly 31-acre equestrian estate in Greenwich includes a barn and outdoor riding ring. Jennifer Leahy, of Douglas Elliman in Greenwich, lists the property for \$15,370,000. 917-699-2783.





**Fun House** This Ridgefield estate boasts 13 acres of fun, including a putting green, swimming pool and equestrian facilities. It lists for \$6,750,000 with Joanna Rizoulis of William Pitt Sotheby's International Realty in Ridgefield. 917-359-7885.

bathrooms (plus three half bathrooms) and five fireplaces. The property is listed with Jennifer Leahy of Douglas Elliman.

Also new to the market is a 13-acre spread straddling the Ridgefield and South Salem, NY, line. The circa-1937 main house has been entirely redesigned by architect Dinyar Wadia, now offering 7,500 square feet of lovely interiors, including an expansive glass conservatory with steps down to a bluestone terrace with an outdoor kitchen. For horses, Orchard Hill Farm, as it's called, offers a nine-stall barn, a hay loft, a wash stall, a heated lounge, a tack room, five paddocks and a riding ring. But there are places for people to play as well, on a putting green and in the saltwater pool and spa. And the property comes with an amenity

we've never seen before: an autonomous, self-operating lawn mower, no humans needed. The farm lists for \$6,750,000 with Joanna Rizoulis of William Pitt Sotheby's International Realty.

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## ANTIQUE CHIC

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THE MOST UNUSUAL—AND LEAST expensive—listing this month is the circa-1745 Clover Mill in Warren, built as a mill house and featuring a private covered bridge and an artist's studio. For antique-home enthusiasts, the 3,300-square-foot dwelling has retained such old-fashioned features as a Dutch-door front entrance, wide-board chestnut flooring, a cathedral-ceiling great room and the original borning room—for



**In The Clover** Called Clover Mill, this 3,300-square-foot Warren home lists for \$995,000 with Laurel Galloway and Bonnie Garguilo of Sotheby's International Realty in Litchfield and Washington, respectively. 860-201-6238 and 860-921-7648.



**Inn Style** This circa-1750 Colonial property, operated as an inn, offers two stone barns, one a second residence and the other a party space. It lists for \$1,995,000 with Mimi Harson of William Pitt Sotheby's International Realty in Lakeville. 860-435-5922.

birthing babies—now a tucked-away nook with a wet bar. It lists for \$995,000 with Laurel Galloway and Bonnie Garguilo, both of Sotheby's International Realty.

Tiny Warren (population 1,461) offers us a second antique listing, this one a classic Colonial built in 1750. It's been stylishly renovated by interior designer Amy Beth Cupp, who is also a floral designer, artist and trained chef. She lives in one of the property's two stone barns, the second of

which serves as a party space. The main house was once run as an inn with a restaurant, and its new owners have that option as well—it sets up nicely as a B&B with amenities including a gracious entry hall, a library with an expansive fireplace, a living area with a bar, a large dining room with a wall of windows, a gym with a sauna and six bedrooms. It lists with Mimi Harson of William Pitt Sotheby's International Realty. — *Diane di Costanzo*

## WESTPORT NEWS



### THIS JUST IN from the Westport market:

There's a cool collaboration between architect Bruce Beinfield and Milton Development at the top of Bluewater Hill,

called 17 Bluewater Hill. On the 1.16-acre lot, the team has drawn plans for a fabulous home and pool, fully customizable by its owners, who will have access to all Bluewater Hill Association amenities, including tennis courts and a private beach. It's offered for \$8,995,000 by Michelle Genovesi of Michelle&Company Real Estate, William Raveis in Westport (203-454-4663). Also in Westport is a new-construction, farmhouse-style home sold with a twist: Buyers can only use cryptocurrency to purchase it. The selling price in old-fashioned dollars is \$1,588,000, listed with Susan Vanech of William Pitt Sotheby's International Realty in Westport. 203-685-2348.