

**ADDENDUM**  
**BROOKS FARM VINEYARDS**  
**4203 TWENTY MILE STREAM RD**  
**CAVENDISH, VERMONT**

**PROPERTY**

43+/- acres  
Approx. 4 acres in Vineyard  
Property registered as a National Historic Trust Site  
Intact 19<sup>th</sup> century model farm  
8 white clapboard out buildings and stone foundations:  
Cow Barn (winery)  
Horse Barn  
Hog Barn  
Cheese House  
Tractor Barn  
Chicken Coop  
Corn Crib  
Greenhouse  
Firehouse  
Gardens/Berries/Orchard  
Formal perennial garden surrounded by stone wall  
Raised beds – vegetable garden  
Blueberry bushes  
Heirloom apple orchard  
Twenty Mile Stream runs through the property

60' covered  
9' wide  
2 octagonal porches off southern section  
8 fireplaces – each individually designed  
White maple floors  
Picture molding  
Plaster walls  
12 over 12 windows  
Original hardware  
Counterweighted sashes are operational  
Historic brass and glass etched sconces, many electrified  
9' mahogany doors (1<sup>st</sup> floor) and 8'6" mahogany doors (2<sup>nd</sup> floor)  
10'4" coved ceilings (1<sup>st</sup> floor) and 9'11" coved ceilings (2<sup>nd</sup> floor)  
White clapboard  
Slate roof  
6 red bricked chimneys  
Stone foundation

**FIRST LEVEL**

**Stone Kitchen** (14'1 x 22'2")  
Original cobble stone floor  
Chest freezer

**Kitchen with Breakfast Nook** (26'10 x 16')  
Built in paneled cupboards  
Garland gas stove with double oven  
Thermador oven and microwave  
Traulsen refrigerator  
Island with granite top  
Closet

**MAIN RESIDENCE**

**Bates Mansion** – 8,082 s/f  
Georgian Revival house  
Built between 1894 to 1898 for James Bates  
William H. Beers, Architect  
Wrap-around porch on 3 sides

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Jotul woodstove on tile hearth

**Office 1** (11' x 11'5")

French doors to covered porch

**Porch** (24' x 9')

**Office 2** (10' x 11'10")

**Laundry Room**

**Butler's Pantry**

Paneled built-in cupboards and drawers

Butler's pass-through door to kitchen

Door to dining room

**Dining Room** (20' x 18')

Fireplace with gold leaf paneled mantel with inset mirror

2 built in corner cupboards

10'5" coved ceilings

9' doors

Crystal chandelier

Picture molding

**Great Room** (20' x 35'2") – aka Staircase

Hall

Fireplace with carved mantel framed by

Ionic columns with inset mirror above

Jotul woodstove

Built in cupboard and bench

Coved ceiling rises through unique elliptical opening to next floor

Double Dutch doors open to north and south sides of wrap-around porch

U-shaped grand staircase with crystal chandelier

**Powder Room**

Marble sink

Coats closet

Narrow bead board paneled walls and ceiling

Water closet with plaster walls and coved ceiling with chandelier

**Music Room** (18'2 x 20')

Fireplace with carved mantel, fireplace

framed by Ionic columns on pedestal

Inset mirror over mantel

Jotul stove

Original brass and etched glass chandelier

**Trophy Room** (14'9" x 18'3")

Fireplace with paneled mantel fireplace with

inset mirror above

**SECOND LEVEL**

**Hallway**

Elliptical balcony overlooking Great Room

Brass and etch glass chandelier – original to the house

9'11" coved ceilings

Double Dutch doors leading to north and south balconies

**Mademoiselle Room** - bedroom (14'9" x 18'1")

Corner fireplace with inset mirror above

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Pass-through passage to Lamogue Room

**Lamogue Room** - bedroom (17'11" x 18'2")  
Fireplace with inset mirror above  
2 Closets  
Brass and glass etched glass wall scones

**Master Bedroom En Suite** (14'8" x 19'11")  
Fireplace with carved mantel and inset mirror above  
3 closets  
Door to private south facing porch (24'4" x 4'9")

**¾ Bath**  
Clawfoot tub  
Marble sink and back-splash  
Narrow bead board wainscoting

**Garfield Room** - bedroom (11'7" x 13'4")  
Closet

**Fitzgerald Room** - bedroom (15'5 x 13) en suite  
Fireplace with carved wood mantel and inset mirror

**¾ Bath**

**¾ Bath**  
Double marble sinks  
Narrow bead board wainscoting  
Coved ceiling  
Closet with shelves  
Tiled shower

**Alaska - bedroom** (9'8" x 13'7")  
Coved ceiling

**Mood Room** - bedroom (10' x 15'1") en suite  
Closet  
Coved ceiling

**¾ Bath**  
Porcelain pedestal sink  
Tiled shower  
Narrow bead board wainscoting

**THIRD LEVEL**

**Playroom/Studio** (42'6" x 26'7") -formerly known as the "Ballroom"  
Pine flooring

**Bathroom**  
Plumbed for shower and sink – not finished  
Pine flooring

**3<sup>rd</sup> Floor North Bedroom** (22' x 11")  
Pine flooring

**3<sup>rd</sup> Floor West Bedroom** (15'10" x 11")  
Pine Flooring

**Basement**  
Stone foundation

**Utilities**

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**4 The Green, Woodstock, Vermont**  
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2 x Thermo Pride (East and West forced hot air)  
Electrical panel – 400 amps  
Sump pump  
Pressure tank  
Fire and Co2 Alarm – Countryside Lock and Alarm  
Fire suppression system for Garland stove  
2 x 330-gallon oil tanks  
50-gallon electric hot water heater  
Generator

**THE FIELD HOUSE– aka Farmhouse**

See floor plan  
Built for the farm manager in the 1880s by James Bates  
White clapboard siding  
Cedar shakes on roof  
6 over 6 windows  
2 covered porches - east and west  
Basement bilco  
8' high ceilings downstairs

**Kitchen (17'2" x 15'5")**

Tiled floor  
Samsung stainless steel refrigerator  
Whirlpool electric stove and oven  
Amana dishwasher  
Stainless steel counters and sink  
Stainless steel island and shelves on wheels  
Hotpoint microwave  
Exposed ceiling beams

**Kitchen Sitting Area (12'9 x 13'4")**

Jotul woodstove with ceramic tile fire back

Door to back porch  
Pine floors

**Back Porch** with railing 9 (5' x 20')

**Dining Room (10' x 17'3")**

Pine floors  
Access to front and back porch

**Front Porch** with railing (5' x 20')

**Pantry**

**Bedroom En Suite (10'9" x 11'4")**

Painted pine floor  
**¾" bath**

**Reading Room (12' x 9'7")**

Maple floors  
Built in shelving

**Living Room (14'6" x 15'4")**

Painted pine floors  
Recessed lighting

**SECOND LEVEL**

**Master Bedroom En Suite (15' x 14'8")**

Pine floors  
2 Walk in closets

**Full bath**

**Linen Closet**

**Office (10'4" x 12'3")**

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**Bedroom En Suite (10'4" x 11'5")**

Closet

**¾ bath**

Skylight

**Bedroom En Suite (17'7 x 23'3")**

Pine floors

Cathedral ceiling

Skylights

**Walk-out Basement**

Large Stone flooring and poured cement

Whirlpool washer

Maytag dryer

Chest freezer

**The Field House Utilities**

Electrical panel – 200-amp service

38-gallon hot water tank off the boiler

Pressure tank

Water filter

UV light for dug well

Water purification system

Peerless Oil Furnace

330-gallon oil tank

Security – smoke and CO2

Sump pump

Poured concrete foundation – full basement

**CHICKEN COOP (30' x 15')**

White clapboard siding

Cedar shakes

Stone foundation

Currently used as art studio

Wood floor

**HOG BARN (50' x 22') and ELL (15' x 12')**

White clapboard siding

Cedar shakes

Stone foundation

Currently used as workshop

Wood floor

2<sup>nd</sup> floor storage

Electrical panel – 200 Amp service

**COW BARN WITH WINERY (100' x 45')**

Post and beam

Loft

Winery lower level (see more info at

Winery) – 4,500 s/f

Electricity

Poured cement foundation

Plumbed for water from house well

**CHEESE HOUSE (16' x 30')**

White clapboard siding

Cedar shakes

Wood floor

Building is a shell

**TRACTOR BARN– 3 connected buildings**

**OLD CARETAKERS COTTAGE (14' x 29')**

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Built late 1700s  
Middle (20' x 18')  
South side (30' x 20')  
Post and Beam  
Electrical panel – 800 amps  
    3 meters  
    Service dis-connect  
Dirt floor  
Electricity  
White clapboard siding  
Cedar shakes  
Stone foundation

**HORSE BARN (75' x 30')**

Cement floor  
Post and Beam  
White clapboard siding  
Cedar shakes  
Stone foundation  
Cold and hot water  
Hot water heater  
Electricity  
2<sup>nd</sup> floor  
    2-bedroom apartment  
    Wood floors  
    Large open loft space

**CORN CRIB (18' x 14')**

“One of the oldest in Vermont”  
White clapboard siding  
Cedar shakes  
Stone foundation

**FIREHOUSE (8' x 8')**

White clapboard siding

Cedar shakes  
Stone foundation  
Wood floor

**BATH HOUSE**

His/Her composting toilets  
Sinks  
Water  
Electricity  
White clapboard siding  
Cedar shakes  
Wood floors

**GREENHOUSE ENTRANCE (14' x 14')**

White clapboards  
Cedar shakes  
Stone foundation  
Wood floor  
Hot and cold water  
Hot water heater  
Electricity - 220 and 110 Amps

Additional Info at:

<http://www.brookfarmvineyards.com>

<http://www.circa1810ludlow.com>

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