

Southold property has farmhouse on 23.5 acres

By Michael Koehler Special to Newsday | Updated July 13, 2016



This Southold property with 23.5 acres is listed for \$1.795 million in July 2016. The parcel has two lots that can be purchased separately -- one acre with the house, the rest is farmland. Photo Credit: Town & Country Real Estate

History is just as important as open space at this Southold property.

Homeowner Regan Meador is selling 23.5 acres as two lots — a one-acre parcel with an updated farmhouse and a 22.5-acre lot for vineyards and farming — combined for \$1.795 million or the house for \$999,000 or the land for \$799,000.

But the secret to this listing isn't the agricultural potential: It's the history. Meador says they have not been able to establish when the house was built, but paperwork indicates it was before 1850. The building fell into disrepair over the years before it was renovated three decades ago.

"We took everything down to the studs. It's the same footprint of the original house. We even found where there was originally a front porch, so we added that back in," Meador says.

The 2,100-square-foot farmhouse features central air conditioning, a partial basement, three bedrooms and 2 1/2 bathrooms.

Meanwhile, the remaining 22.5 acres is also available. Nine acres are currently planted as vineyards, and the remaining space can be used for other crops or for raising animals. Wineries are not permitted, but a farm stand is possible.

The property is listed by Nicholas Planamento of Town & Country Real Estate.