Southold farmhouse on market, with or without farm

Danny Schrafel | December 17, 2016

Farm-stand fanciers can grow their own produce and grapes in the fields surrounding this mid-19th century renovated Italianate Victorian farmhouse, which can be purchased as part of a 23.56-acre farm estate for $1.695 million.

The Southold farmhouse, which is set on 1 acre, can be purchased separately for $925,000. It neighbors 22.56 acres of farmland. On about nine of those acres, mature Lagrein, Teroldego, Syrah, Blaufränkisch and goldmuskatellar grape varietals are growing, says listing agent Nicholas Planamento of Town & Country Real Estate. He is co-listing with Joan Bischoff van Heemskerck.

Additional rolling fields can be used for agriculture or livestock. Development rights to the farmland have been sold, ensuring their preservation as open space.

"We've been approached by many other farmers who've wanted to raise everything from horses, pigs and birds to blueberries and traditional vegetables," says owner Regan Meador, who bought the property in 2012 and operated the Southold Farm + Cellar here until July 2015. "So much infrastructure is in place, like high fencing, that make this truly turnkey for any type of agriculture."

Renovations to the three-bedroom, 2.5-bath home resulted in the expansion of the second floor to accommodate a new en suite master bedroom, which joined two bedrooms and a full bath on that level. The roof, windows, mechanicals, plumbing and electric were all updated, and the residence was connected to Suffolk County Water and propane for heat, hot water and cooking.

The kitchen includes high-end appliances and a large kitchen island workspace. A den-family room has southerly views of a level yard; the property has an updated 400-square-foot barn with a loft and has room to add a pool or tennis court.

Original features include exposed boards, beams and farmhouse flooring and a living room with a wood-burning fireplace. A barn door was repurposed for use in the family room, Meador says.