

North Fork Dream Home: Farm Sweet Farm

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Nearly 32 acres of farmland complete with a picturesque early 20th-century farmhouse and over 40,000 blueberry bushes are planted on this working farm each yielding some of the best blueberries you'll ever taste, but this property is ready for its next chapter and maybe you are too.

"It's not common to find over 30 acres of farmland, by the sea, within the shadow of New York City only 90 miles away. The farm itself consists of level, preserved land and has been farmed since the mid-17th Century. Located on Horton's Lane, one of the oldest roadways in Southold town, the property is equidistant between Horton's Lane and McCabe's Beach on the Long Island Sound," listing agent Nicholas Planamento of Town & Country Real Estate told us.

If you've dreamed of owning a working farm now is the time.

"Rarely does a farm come up for sale in the Town of Southold. Perhaps years ago, one could find acres of land and a farmhouse for sale, but those days are long gone as properties have turned over from row crops to 'family legacy' vineyards, orchards, chicken farms, or sadly, subdivisions," added Planamento.

The home on the property is a classic New England farmhouse featuring high ceilings, oversized windows, and lots of details. It features four spacious bedrooms with great, natural light and views over preserved farm fields and vineyards with a full bath on the second floor and a half-bath off the kitchen on the primary floor.



There is a broad front porch that leads to an entry foyer with a massive newel post stairway, a large living room that opens to a light-filled dining room, an office or den, plus a generous kitchen with a laundry area. The enclosed '3-season' room overlooks the sprawling farmland.

Outside are several large barns and outbuildings, perfect for conversion to a pool house or more. The property is also complete with dedicated beach access on the Long Island Sound.

"While it needs further aesthetic updating and personalization, the home is solid and robust and overall cheerful in nature, and the landscape will never change in your or your 'legacy' lifetime," Planamento said.

"Time stands still at a farm: the smell of the earth, fresh cut grass, and a barn's interior mingle with the briny salt air blowing off the water to the north. Crisp and clean you will travel to a simpler, easier time away from the hustle and bustle of urban living."

What better time than now?

The property is listed at \$4,000,000.