

# ROBINSON LEECH REAL ESTATE

*Distinctive Country Properties*

## HOLLEY-WILLIAMS HOUSE



The Holley-Williams House circa 1768, is a fine example of Federal Architecture. It stands with its outbuildings — an ice house, a barn, a carriage house, and a seven-hole out house — on a knoll overlooking the site of the Holley Manufacturing Company. The front portico with its Ionic columns leads into a wide entrance hall with a curving staircase, a downstairs parlor, an exhibit room, and the original keeping room. The dining room overlooks an old-fashioned walled garden. Many architectural elements in the 1808 addition, such as the main entry door, door surround and fanlight, and interior woodwork, came from designs found in Asher Benjamin's pattern books. The open space of the parcel consists primarily of gardens, located next to the house, and a field/orchard at the rear. This open space provides a natural setting that complements the historic structures. WEBSITE #462

318 Main Street \* P. O. Box 1627 \* Lakeville, Connecticut \* phone 860.435.9891 \* fax 860.435.9400

[www.robinleechrealestate.com](http://www.robinleechrealestate.com)

**LOCATION:** 15 Millerton Road, Lakeville, CT

### **FIRST FLOOR**

**SIDE HALL ENTRANCE:** (9x35), crown moldings, 10' ceiling, wood floors, staircase up, lavatory at west end of hall

**GALLERY LIVING ROOM:** (21x18), crown molding, 10' ceiling, balanced archways with roping, Fire place

**KITCHEN/OFFICE:** (19x13) Coal/wood cook stove, antique sink. Closet storage and pass ways to basement and rear apartment

**SIDE PARLOR:** (12.5x18) side exit, manteled fireplace, patterned floor, 8 ½' ceiling

**DINING:** (16x21) pattern design oak flooring, 10' ceiling, china closet, chest cove, closed fireplace

**MAIN WING:** Side hall, second stairway to second floor

### **SECOND FLOOR**

**BEDROOM:** (21x16) painted floor, manteled fireplace, 9' ceiling, closet

**PASS** thru to rear bedroom

**REAR BEDROOM:** (15x21) 9' ceiling, wood floors, fireplace not working

Sneak through passage to north wing

**CORNER DRESSING/BEDROOM:** (11x11) at east end, 9' ceiling

**FULL BATH:** Off west end

Long side hallway

### **APARTMENT**

#### **FIRST FLOOR**

**KITCHEN:** Former service kitchen (11x15) rear exit, old linoleum floor, exit to pantry/storage area. Not restricted- "as is"

#### **SECOND FLOOR APARTMENT WING**

**REAR SIDE HALL:** Closets, attic stairway

**BEDROOM/OFFICE:** (12x12) closet, wood flooring

**BEDROOM:** (12 1/2x12) Closets, wood flooring

**LIVING ROOM/BEDROOM:** (19x13) wood floor, non working coal fireplace, closet

**OLD BATH:** (9 1/2x13) As is, medicine closet, chair rail/knee wall

### **EXCLUSIONS: ALL CONTENTS**

The preservation restrictions held by Historic New England serve to protect the historically important features of the Holley-Williams House and its outbuildings as well as significant landscape elements. Covenants protect the integrity but allow for ample alterations.



## OUTBUILDINGS

Carriage House  
Barn

Ice House  
Seven-hole Outhouse

## FACTS

**YEAR BUILT:** Circa 1768/1808  
**LAND SIZE:** 4.75 acres  
**WATER:** Town  
**SEWER:** Town  
**BASEMENT:** Cement Floor  
**FOUNDATION:** Stone  
**HEAT:** OHW- 2 zones  
2 330 gallon tanks in basement

**SQFT:** 4,521  
**ROOF:** Asphalt  
**EXTERIOR:** Clapboard  
**ATTIC:** Partial  
**ELECTRIC:** 200 amp/220 Main  
100 amp/220 Apt.

**TAXES:** \$ 6,371  
**PRICE:** \$ 875,000

*(Taxes change, please verify taxes with Town Hall)*



Holley House- RL 8/07

Availability, price and terms of offering are subject to change without prior notice to showing agent. Information herein is general and not guaranteed to be specifically exact or correct. All room sizes are approximate measurements. All inspections to determine the suitability of this property for purchase are the responsibility of the buyer.

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