



## Ivy Cottage

Charm abounds at this quintessential Connecticut stone & clapboard cottage, which only 2 owners in the last 40 years have had the pleasure of calling “home”! Set along a scenic drive and surrounded by exceptional gardens sits “Ivy Cottage”. This storybook home with its welcoming approach brings a sense of “home” from the moment one arrives. Inside guests are treated to delightful living spaces with cozy features, including a living room with oversized fireplace, a sunroom ideal for an afternoon cup of tea, a dining room with French doors and a gourmet kitchen to prepare the perfect meal. The master suite offers the a tranquil retreat with traditional built-ins. With its old world charm, modern touches, serene private setting and central location, “Ivy Cottage” is a joy to call home.

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WILLIAM RAVEIS  
— EXCEPTIONAL PROPERTIES —

# Welcome to Ivy Cottage

*A setting with all the irresistible allure of  
a British novel.*

A venerable old Japanese maple shades the pebbled drive and boxwood lined path that leads arrivals up stone steps to a porch overlooking the front lawn. This elevated view invites you to pause and admire the setting from such an ideal vantage point but a charming board and batten Dutch door entice you to continue your exploration. Inside, a bright and welcoming foyer invites a similar moment of adoration before a glimpse of the stone fireplace and vaulted living room welcome and beguile to come inside.





*Ceilings reach heights of 9 feet in most rooms but in the living room, soar to an exceptional height adding a feeling of grandeur and sophistication to each cozy room.*

Set into a deep recess on a wall of the living room is a stone fireplace with stunning natural keystone flanked by a snug window with deep sill and built-in bookcase. This endearing tableau adds a distinctive feeling of intimacy to an otherwise spacious room. The dining room displays the stunning proportions for which houses of this era are so well known. A built-in corner cupboard adds a touch of charm while French doors and windows welcome a generous dose of fresh air and sunshine.





*A home with an obvious admiration of and connection to its bucolic setting.*

Embraced by the boughs of surrounding trees, a serenely poised conservatory provides the perfect nook to enjoy solace and year-round garden views. From almost every room on the main floor, French doors lead to porches and patios and skylights flood rooms with sun. Clip herbs from a window box outside the kitchen window. Relax in a spacious family room that enjoys not only built-in cabinets for media and a fireplace but also a wall of windows.





*Wake each morning in a first floor master suite that has all the provincial elegance of a fine B&B.*

Curl up with a good book in bed or on the cozy seat in the sunny bay window. Charming built-ins are not only beautiful but also provide substantial storage in addition to the closets, one of which is lined with aromatic cedar. Behind plank cottage doors, the beguiling master bath has a marble tile floor and bead board wainscoting.





*Full of character, each bedroom enjoys distinctive charm and personality.*

At the end of the hall, a spacious room adjoins the family room through a French door and has possibilities as bedroom or home office. A shared bath on the first floor has an extra deep vintage tub and old-world fixtures. Set into eaves, outfitted with a creative array of built-ins and enjoying a private second floor bath is a charming combination of nooks and recesses forming a spacious bedroom suite.





Style:	Stone Cottage
Acres:	.60+/-
Year Built:	1917/Renovated
Square Feet:	2,792+/-
Rooms:	9
Bedrooms:	3
Baths:	3
Heating:	Oil
Garage:	1
Sewer & Water:	Septic, City Water
Exterior Features:	Exceptional gardens w/garden shed, Sprinkler system, Cedar Roof



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