



**HISTORIC HOLLEY-WILLIAMS HOUSE - LAKEVILLE , CT
OFFERED AT \$575,000 - WEB ID# JHA112**



**JOHN HARNEY
ASSOCIATES, LLC**

REAL ESTATE BROKERAGE

7 ACADEMY STREET, SALISBURY, CT 06068

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Description is subject to errors, omissions, unannounced price changes and/or availability. No warranty is intended or implied in this description. Purchasers must satisfy themselves as to the correctness of all statements.

RESIDENTIAL

Location: 15 Millerton Rd., Lakeville, CT
MLS#: 98346876
Land size: 4.75 Acre
Map: 45, **Lot:** 19
Vol: 106, **Page:** 385
Zoning: RR-1
Easements: None known
Year Built: 1768, Addition added - 1808
Square Footage: 4,521
Total Rooms: 10, **BR's:** 4, **BA's:** 2 full, 1 half
Attic: Unfinished
Basement: Full, stone walls & concrete floors
Exterior: Clapboard siding
Garage: 3 Car detached
Outbuildings: Carriage House, Barn and Ice House
Driveway: Asphalt, paved
Floors: Hardwood, Pine, Carpet & Linoleum
Roof: Composition asphalt shingle, replaced in 1998
Cooling: None
Heat: OHW
Oil Tank: (2) in basement, 330 Gal.
Electric: 200 Amp
Sewer: Town
Water: Town
Exclusions: All Contents
Mil Rate: 9.3 **Date:** 2008
Taxes: \$ 6,371 **Date:** 2008
Please verify current taxes
Offered at: \$575,000

DESCRIPTION:

The Holley-Williams House Museum is unique in that the house was in the hands of the same family for more than 150 years. It consists of the original Salisbury Ironmaster's house, and the connected Federal period home built in 1808 as an addition by John Milton Holley. The Museum contains five generations of family furnishings, clothing, diaries, letters, which are not included in this offering.

The Holley family, one of the most prominent in State, was involved in the iron industry, engineering, and politics. They include a governor of Connecticut, the engineer who brought the Bessemer steel process to the United States, and the treasurer of the Erie Canal project.

The Holley-Williams House, a fine example of Federal architecture, stands on a knoll overlooking the site of the Holley Manufacturing Company with its outbuildings - an ice house, a barn, a carriage house, gardens, and a seven-hole outhouse. The front portico, with its Ionic columns, leads into a large entrance hall with a formal curving staircase, the parlor/living room, the exhibit room, the original keeping room, and the dining room, overlooking an old-fashioned walled garden.

On the second floor of the 1808 wing are two large bedrooms, each with fireplaces, as well as a smaller child's bedroom and a full bath. In addition, there is a separate multi-room apartment accessed by its own entrance.

Lastly, as is typical with historic properties, there are certain limitations on what changes can be made to the buildings, in particular, Historic New England holds preservation restrictions on the 1808 portion of the house. This leaves many options for the interior renovation within the balance of the two-story home.

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