



154 PICKPOCKET ROAD BRENTWOOD, NEW HAMPSHIRE

Tate & Foss | **Sotheby's**
INTERNATIONAL REALTY

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About 154 Pickpocket Road

5
BEDS

3
BATHS

3,512
SQ. FT.

This home is a rare blending of 1738 and 1790 colonial with new 1999 ell, bath and basement. It served as the J. Thing Tavern on "the Avenue," the main thoroughfare from Brentwood to Exeter in the mid-1700's, and came to be known in the 1800's as "The Pickpocket-Rowell Road House." This historic colonial post-and-beam farmhouse is private and peaceful and a feast for the senses, while easily accessible to downtown Exeter and Rt 101 (4 mi.), and a couple miles more to Rts 95 and 125. Pickpocket Rd is a highly desirable road in Brentwood, officially designated a "scenic road" and one of the most beautiful. Positioned traditionally on the land, facing south, the sun comes in every side and window as the day goes on, ending in beautiful sunsets. Each room has plenty of light and windows. The living room's French doors look out on the private front yard and paddock. A vaulted ceiling maximizes the light and air, and a wood stove warms it up. Doors open to broad steps to the outside, gardens, and slate patio at the antique refurbished shed. The designer double kitchen with granite countertop island separates the work area from two eating areas. Upstairs are four bedrooms and two bathrooms. 2-story timber-frame barn, 40'x40', 6-stalls, with doors and raised ceilings for horses. The 3.2 acres of manicured grounds are a mix of trees, perennials, and fenced pasture.

Property Highlights



- The 1800's 2-story timber-frame barn, 38' x 35'
- Six stalls with doors and raised ceilings for horses
- The front two extra stalls still have the lower cow-height ceilings, with ample head room to use the long workshop bench
- There are water lines to the barn and the paddock, and hot-and-cold spigots in front of the barn



- Separate, private entrance for an office or guest suite
- Separate entrance with private porch gives access to the 1790 hallway
- Guest room or office with built-ins, closet, and a private bath
- Sitting room with fireplace and beehive oven



- Renovated in 1999 to include a new kitchen, tack/laundry room, finished basement, and electrical.pellet boiler, and solar water
- The 2014 Kedel pellet boiler with a 3-ton storage bag and automatic feed and auger services four heat zones
- Beautiful new kitchen

An Insider's View

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This beautiful property set on a hill is its own private park -- a delight and blessing for two decades. With light coming in from all sides, peaceful country air and quiet, the calls of birds, it is a balm to the heart and a joy to the senses. It is surrounded by the scent of blooming plants and bathed in stunning sunsets. It has been host to years of archery, countless games, homeschooling and Shakespeare gatherings, makings, many classes such as science, math, writing, monthly teen potlucks and fire circles, and more. Friendly and helpful neighbors are all nearby. Nowhere else in the Seacoast of NH, can match it.

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