

# REAL ESTATE

## HOT PROPERTY

# Oliver Benedict House is a fully-restored Bethel mini estate

By Pamela Brown

The history of the 1796 Oliver Benedict House, a fully-restored mini estate, adds a special dimension to the property and will enamor you with its unique qualities. The owners said this completely renovated home with quality and attention to detail is an exquisite piece of New England history.

"This is a significant and memorable home. 1796 never looked like this before," said Mary Guertin, Realtor with William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage.

The 3,271-square foot home is located on 3.96 acres at 65 Codfish Hill Road in scenic Bethel. The property was originally a farm established by Oliver Benedict, one of the founding settlers in Bethel.

It was also owned by other well-known families, including P.T. Barnum and the Helmsley/Spear family. According to the owners, Oliver's father, Benjamin, was one of the original 71 members of the First Congregational Church in Bethel established in 1759.

"This home has been lovingly maintained and expanded upon over the years, seamlessly blending the features and functions that accommodate today's dynamic lifestyles while maintaining the integrity of the period," said Guertin.

The home's original wide-board American Chestnut floors, restored to their original splendor, are found in various rooms and hallways.

"They add a richness and evoke a sense of history and quality to the home," she said.

The entry opens into a large great room. "This space also maintains the integrity of the period with wideboard hardwood floors, fireplaces and oversized windows inviting natural light," Guertin said.

The eat-in kitchen is a welcoming space.

"It's great for entertaining small or large gatherings. The oversized butcher block center island is the hub of the kitchen, creating an easy floor plan and flow for food preparation. Cooking for a crowd is easy here," Guertin said.



Photos by William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage

**Above: The 3,271-square foot home is located on 3.96 acres at 65 Codfish Hill Road in Bethel. Below: The home includes an in-ground, heated gunite pool with UV light filtration system.**

The kitchen is well-appointed with painted wood cabinetry, wide board hardwood plank floors and pendant and recessed lighting. Stainless appliances include a full-size Sub-Zero refrigerator and full freezer with a chalkboard finish, a wall oven, a gas range and an additional oven.

"There's lots of natural light here from the kitchen skylight and corner windows surrounding the comfortable eat-in area," Guertin said. Sliders offer access to the covered portico.

The kitchen leads into a large inviting family room. It's warmed by a pellet stove, and also has a fireplace, oversized windows and built-in bookcases. An oversized formal living room is located in the original portion of the home.

"It's graced by a working stone fireplace framed by lighted wall sconces," Guertin said.

The formal dining room is also located in the original section of the home. This grand space has built-in China cabinets that frame the room, American chestnut floors, lots of light from the bay window and the glass door that opens to the portico. A half bathroom completes the main level.

The master bedroom, detailed



with chestnut wide board plank floors, is comfortable and spacious.

"There is an unusually generous amount of closet space that includes a double-door closet and separate dressing room closet and a sitting alcove/ workout equipment area," Guertin said.

A step through the dressing room leads into the master bathroom that has a vaulted ceiling with a skylight and tile floors.

Three additional ample-sized bedrooms are also located on the upper level. One has plaster walls, chestnut floors and exposed beams. Two bedrooms (in the addition portion of the home) have wall-to-wall carpeting and numerous windows and one has a walk-in closet. Additionally, there are two full bathrooms on this level. One houses the washer/dryer while the sec-

ond bathroom, featuring a double vanity, bathtub, and tile floors, is convenient to the bedrooms.

Additional amenities include central air conditioning, a high efficiency solar thermal hot water system and heat pump in main house, a walk-up attic sealed with super-efficient foam insulation, an outdoor automatic sprinkler system and an oversized three-car garage and workshop.

The 4-acre property features an expansive landscaped lawn, lush perennial gardens, shade trees and gardens.

"Historically, stone walls defined property boundaries. Here, they enhance and define the entryway to the home," Guertin said.

You will be amazed by the in-ground, heated gunite pool with UV light filtration system. A near-

by pool house with a separate septic system is equipped with a kitchenette, a bathroom and a changing room.

"A patio surrounds the pool house offering lazy afternoons poolside with all your needs at your fingertips," she said.

Additionally, the home has two other buildings. A two-bedroom guest house, flanked by beautiful gardens and wide open space, features an open floor plan.

"It was the original 200-year-old working milk barn for the farm, now transformed into a welcoming, light-filled two-bedroom guest house with a living room with two-story windows, a fireplace with a wood stove, exposed barnwood beams, a full kitchen and dining area," Guertin said.

It also has two upper level bedrooms — one with a vaulted ceiling, beams and brick, a laundry room and a peaceful, private patio. It offers a separate entry to a full office/studio space with an additional bedroom and full bathroom featuring a Jacuzzi tub.

"It's ideal for a home office, artist studio or workstation," Guertin said.

Another building is an authentic barn with hayloft and an electrical system as well as a chicken coop.

"This adds to the home's bucolic setting," she said. "Codfish Hill is a great place for a relaxing getaway since it's approximately one hour from New York City and close to state parks, beaches, museums in Hartford and New Haven, and several wineries on the CT Wine Trail."

Once here, you'll never want to leave.

"This gracious, inviting home provides optimal opportunity for entertaining and living life to its fullest," she said.

An open house will be held from 1 to 3 p.m. today. To view the virtual tour, visit [www.WilliamPitt.com](http://www.WilliamPitt.com); MLS#170008491. The home is offered at \$839,000.

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