

HISTORIC BED & BREAKFAST ESTATE WITH EVENT BARN ON 5.6 ACRES

235 Windsor Road, Hillsborough, NH 03244



PROPERTY DESCRIPTION

Stonewall Farm presents a rare opportunity to acquire a historic 1785 Federal-style farmhouse operating as a bed and breakfast and event venue on 5.6± acres along scenic Windsor Road in Hillsborough. The property offers 5 guest bedrooms and 6 bathrooms, all rentable, along with separate owner's quarters. Spacious common areas and a country kitchen create a warm and inviting setting for overnight stays, retreats, and small events.

A 1,664± SF barn in excellent condition accommodates up to 100 guests, complemented by expansive grounds, mature gardens, fruit trees, and multiple outdoor areas ideal for weddings, private events, and retreats. Parking capacity supports 21+ vehicles. Septic systems include a 1,500-gallon tank servicing the main house and a 2,000-gallon tank for the barn.

Existing business infrastructure is in place with permits secured, and the sale includes the transfer of the business name, goodwill, and the majority of furnishings, allowing for a seamless transition. The property has been featured on NH Chronicle and in Yankee Magazine, contributing to its established presence and recognition. The current owners have operated in a retirement capacity in recent years, presenting a strong opportunity to scale revenue through increased marketing and operational focus.

OFFERING SUMMARY

Status:	For Sale
Asking price:	\$1,500,000
Lot size:	5.6 acres
Floors:	2

KEY HIGHLIGHTS

- Historic 1785 Federal-style farmhouse operating as an established bed and breakfast and event venue
- 5 guest bedrooms and 6 bathrooms, all rentable, plus separate owner's quarters
- Existing business infrastructure in place with opportunity to scale revenue through increased marketing and operational focus
- 1,664± SF barn in excellent condition with capacity for up to 100 guests
- 5.6± acre setting with mature gardens, fruit trees, and multiple outdoor event areas
- Strong use flexibility including boutique inn, event venue, retreat center, or private estate
- Parking capacity for 21+ vehicles to support events and guest stays
- Permits in place for current use, supporting continued operation
- Business name, goodwill, and majority of furnishings included in sale (excluding select personal items)
- Scenic location along Windsor Road in Hillsborough with access to Route 9 and U.S. Route 202



Kristine LaPorte
Managing Director, KW Commercial NH
krissylaporte@kw.com
603.303.9542



Leitha Reilly
Commercial Broker
leitha.reilly@kw.com
603.540.1359

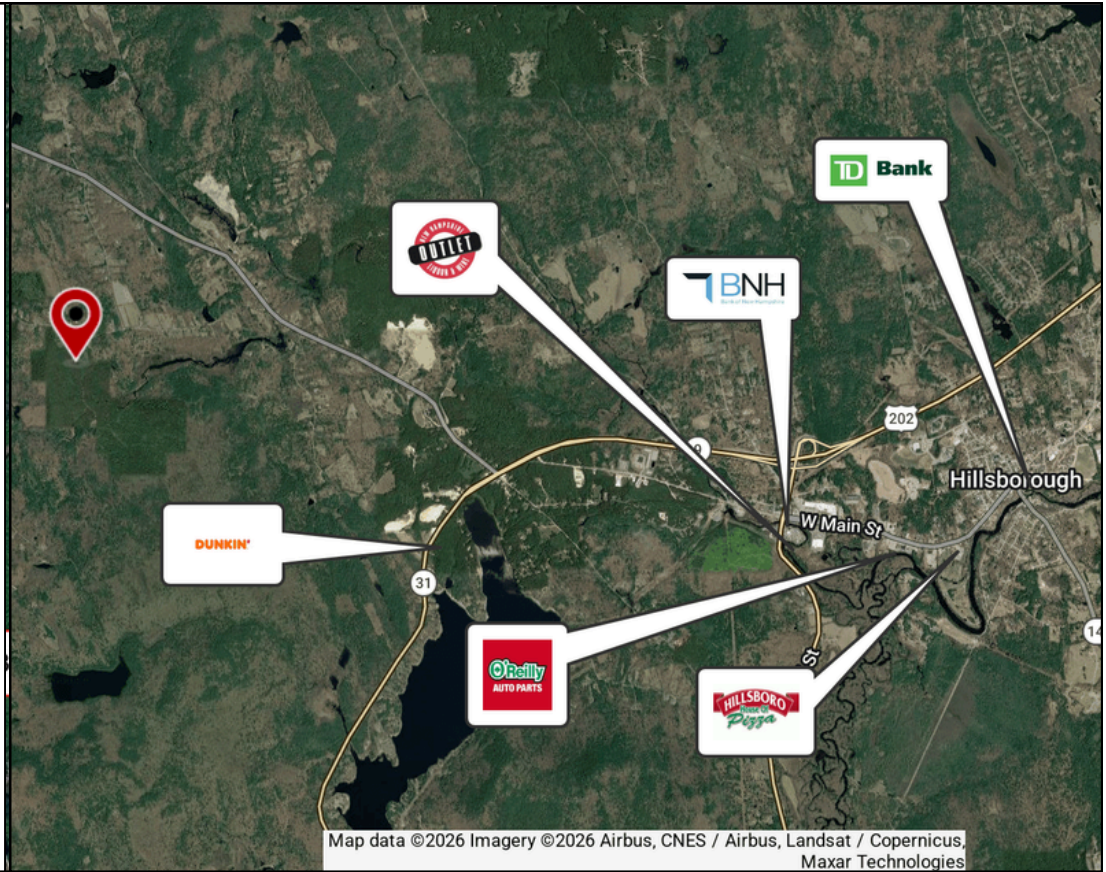


HISTORIC BED & BREAKFAST ESTATE WITH EVENT BARN ON 5.6 ACRES

235 Windsor Road, Hillsborough, NH 03244

LOCATION HIGHLIGHTS

- Prime Scenic Location: Situated along Windsor Road in Upper Village, Hillsborough, offering picturesque countryside views
- Heart of Monadnock Region: Centrally located in one of New Hampshire's most sought-after destinations
- Charming New England Setting: Surrounded by historic character and classic rural beauty
- Year-Round Appeal: Attractive to visitors in all seasons for both relaxation and outdoor activities
- Outdoor Recreation Hub: Close to nature, trails, and adventure opportunities

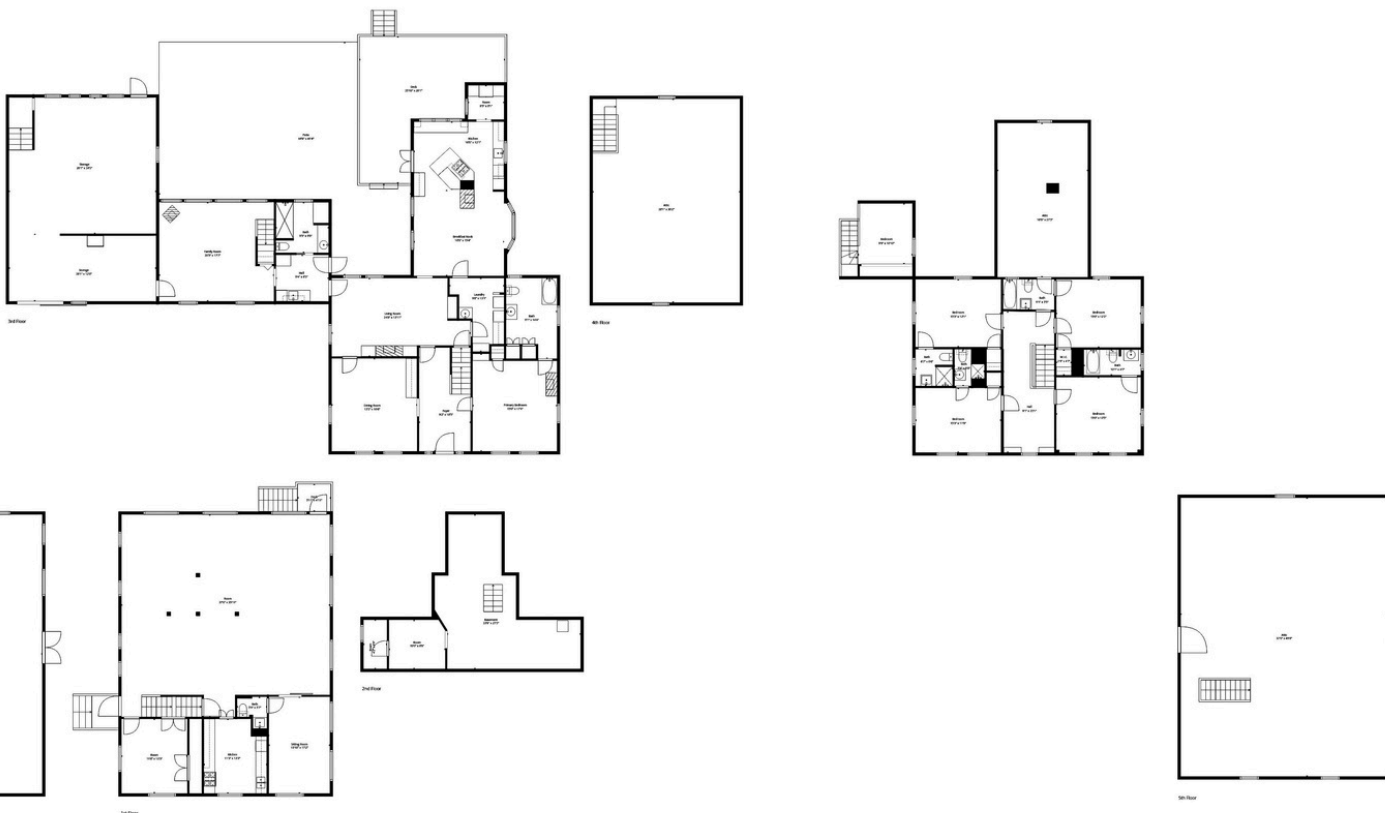


Kristine LaPorte
Managing Director, KW Commercial NH
krissylapporte@kw.com
603.303.9542



HISTORIC BED & BREAKFAST ESTATE WITH EVENT BARN ON 5.6 ACRES

235 Windsor Road, Hillsborough, NH 03244



Floor Plan Measurements Are Approximate. Floor Plans Are Generated By Our Provider.



Kristine LaPorte

Managing Director, KW Commercial NH
krissylaporte@kw.com
603.303.9542





State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

***Right Now,
You Are a
Customer***

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
(Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.