



ESTATES | SHOWCASE

LOST ACRE FARM

— WARREN, CONNECTICUT —

Sited on one of the highest ridges overlooking Lake Waramaug, the historic 231+ acre *Lost Acre Farm* is being offered for the first time in over seven decades.

Words By: Jessica Hall



Owned by the Brooks family for the last 70 years, the historic Lost Acre Farm is an equestrian compound offering that appeals to the most discerning tastes. The 231.85-acre private oasis is the perfect blend of elegance, history, aesthetics, and functionality surrounded by the picturesque scenery of the country homes, lavish estates, and historic greens of Litchfield County, Connecticut.

The *Lost Acre Farm*, formally known as *Ups and Downs Farm* in the early 20th century, was procured by Oliver Newberry Brooks, founder of the industrial firm Brooks and Perkins, who served as a diplomat to Rome during John F. Kennedy's presidency in 1961. The two met while attending Princeton and shared a passion for sailing. During race week, Mr. Brooks raced his yacht "Truant"

from Newport to Bermuda. The balance of the time he spent entertaining dignitaries from politicians to captains of industry. "The Brooks children have found notes from Rose Kennedy tucked in books in the library," says Global Real Estate Advisor Pat Kennedy Lahoud with William Pitt Sotheby's International Realty. "One of which references the invitation to the pending nuptials of John F. Kennedy and Jacqueline Bouvier."

Under the colors of *Lost Acre Farm*, Mrs. Brooks, an avid equestrian, raised, bred, and raced thoroughbreds. Angel Cordero Jr. and George Velasquez were known for galloping horses around the farm. Under her direction, the stables were renovated and expanded in the 1980s. Many of her horses had second careers in the show ring, including the Washington



International Working Hunter Classic Champion and Whiskey Ridge, to name a few.

Sited on one of the highest ridges overlooking Lake Waramaug, the 231.85-acre *Lost Acre Farm* comprises six structures: an antique Colonial primary residence, a vintage guest house, a guest cottage, an inground pool with pool house, a 12-stall stable complex, and a mid-century ranch. "Presently over 175 acres of land are held in temporary conservation easement through the State of Connecticut's Public Act 490," explains Lahoud. "This significantly reduces property taxes in exchange for a commitment to protect the land in its natural state. The easement can be kept in place or, if released, may allow the new owner to explore potential opportunities for further development and separation of parcels."

The property's 33.37-acre section is where most residences and buildings will be found. The 3,379-square foot, three-bedroom, two full and two half-bath residence was built circa 1820. The exquisite home exudes vintage character and rustic charm with antique hardwood floors, four wood-burning fireplaces, crown moldings, hand-hewn ceiling beams, and five fireplaces. The expansive flagstone patio from upstate New York is ideal for alfresco dining and entertaining. Here the views of the sparkling lake waters and the surrounding lush, rolling countryside are divine.

A guest house is nestled on a high point of the *Lost Acre Farm*. The 1,509-square-foot residence built in the 1800s offers two bedrooms and two full baths and is adorned with two fireplaces. Formerly home to the Brooks' art collection,



the guest house is ideally situated to afford guests privacy.

A welcoming guest cottage was built on the property in 1950. It served as a respite for solo guests, acclaimed writers, and artists who visited the farm. Totalling 425 square feet, this quaint one-bed, one-bath cottage with an inviting fireplace is the ideal place to inspire creativity and thought.

The stable complex is where one would imagine Mrs. Brooks spending most of her time. It has 12 stalls with individual automatic watering troughs, two wash stalls, a tack and feed area, two lofts, and a carriage barn.

Attached to the carriage barn are the pool house and staff quarters. The pool house features an ample living space with

walls of glass overlooking the sparkling pool, two changing rooms, a bathroom, and a kitchenette.

On the estate's largest parcel is a mid-century modern ranch built in 1950. Here you'll enjoy remarkable views of the lake and the surrounding lush environment. The three-bedroom, two-full bath home has a beautiful fireplace and unique features from the era it was built.

"As you wander through the property, miles of footpaths and trails lead you to natural springs, a seasonal pond, streams, and a rocky outcropping that archaeologists believe was used as shelter to native settlers," describes Lahoud. "Cut through woodland of oaks, maples, birch, and coniferous trees on a horse, ATV, cross country skis, or enjoy a hike."



Its locale in Litchfield County is currently home to renowned artists, tech and finance executives, and entrepreneurs who are either primary or secondary residents. The area provides the best of four season living with one of Connecticut's largest clean natural lakes, offering world-class fly fishing and kayaking on the Housatonic river. Additional attractions include the race track at Lime Rock Park, Mohawk Mountain, and a plethora of ski areas. Many refer to the area as "The Hamptons of the North" due to its abundance of stylish boutiques, cultural activities, and gourmet restaurants combined with top-tier boarding schools and day schools. Lahoud concludes, "Located in the heart of Litchfield County, within two hours of Boston as well as Manhattan by either car or rail service, this is the ideal opportunity for those that appreciate the history and grandeur of a property of this caliber." ✈

*Lost Acre Farm, Warren, Connecticut,
is available for \$16,000,000.*

*For more information or to schedule a private showing,
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