

2710 VT Route 22A - Bridport
2710 VT Route 22A
Bridport, VT 05734

\$725,000
49.180± Acres
Addison County



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PROPERTIES

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**2710 VT Route 22A - Bridport
Bridport, VT / Addison County**

SUMMARY

Address

2710 VT Route 22A

City, State Zip

Bridport, VT 05734

County

Addison County

Type

Farms, Residential Property, Hunting Land

Latitude / Longitude

43.992007 / -73.31256

Taxes (Annually)

7630

Dwelling Square Feet

4815

Bedrooms / Bathrooms

5 / 2.5

Acreage

49.180

Price

\$725,000

Property Website

<https://www.landleader.com/property/2710-vt-route-22a-bridport-addison-vermont/56944>



PROPERTY DESCRIPTION

The Morgan Hill Farm has been in the same family for 52 years & offers some of the finest views of Addison County farmland & the Adirondack Mountains available. Located in the small, quiet farm community of Bridport, VT, the 49.18 +/- acre parcel offers approximately 20 acres of tillable land. The current owners run an Egg & Hay business and before covid offered a very successful & highly ranked B&B. This location is prime with easy NY access via VT-125 & the popular VT-22A North-South route. The home has a wonderful history as part of the famous Fletcher family with an 18" thick cut stone foundation, traditional slate roof & double chimneys. Built c: 1830, it was made to last. A large family room addition was added in 1974 along with all updated 3-wire grounded electric. This 4815 SF, 5-bedroom home has soaring ceilings with a beautiful central stair foyer. The owner meticulously decorated each bedroom for her onetime B&B. The farmstand building along with two smaller barn/sheds will stay with the property. The larger barn has a horse stall. The upper field by the house is Farmington Loam with the southern fields being more typical Vergennes clay. The property would be prime for subdivision with the three sections of road frontage all having very good septic soils per the state database, highly unusual for Addison County. This property is NOT in Land Trust but does take advantage of the VT Current Use tax reduction program. Come explore all the options this home presents!



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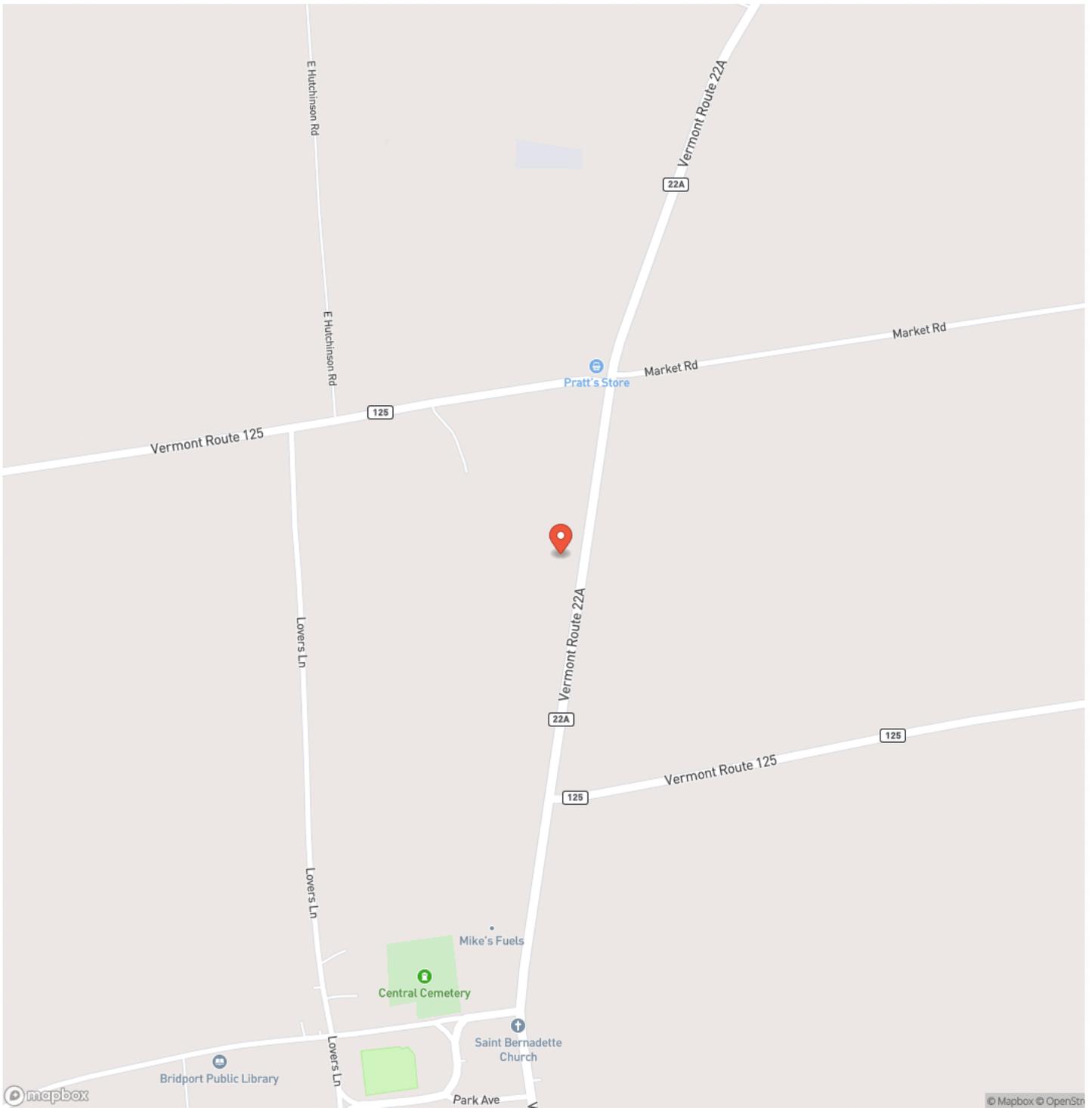
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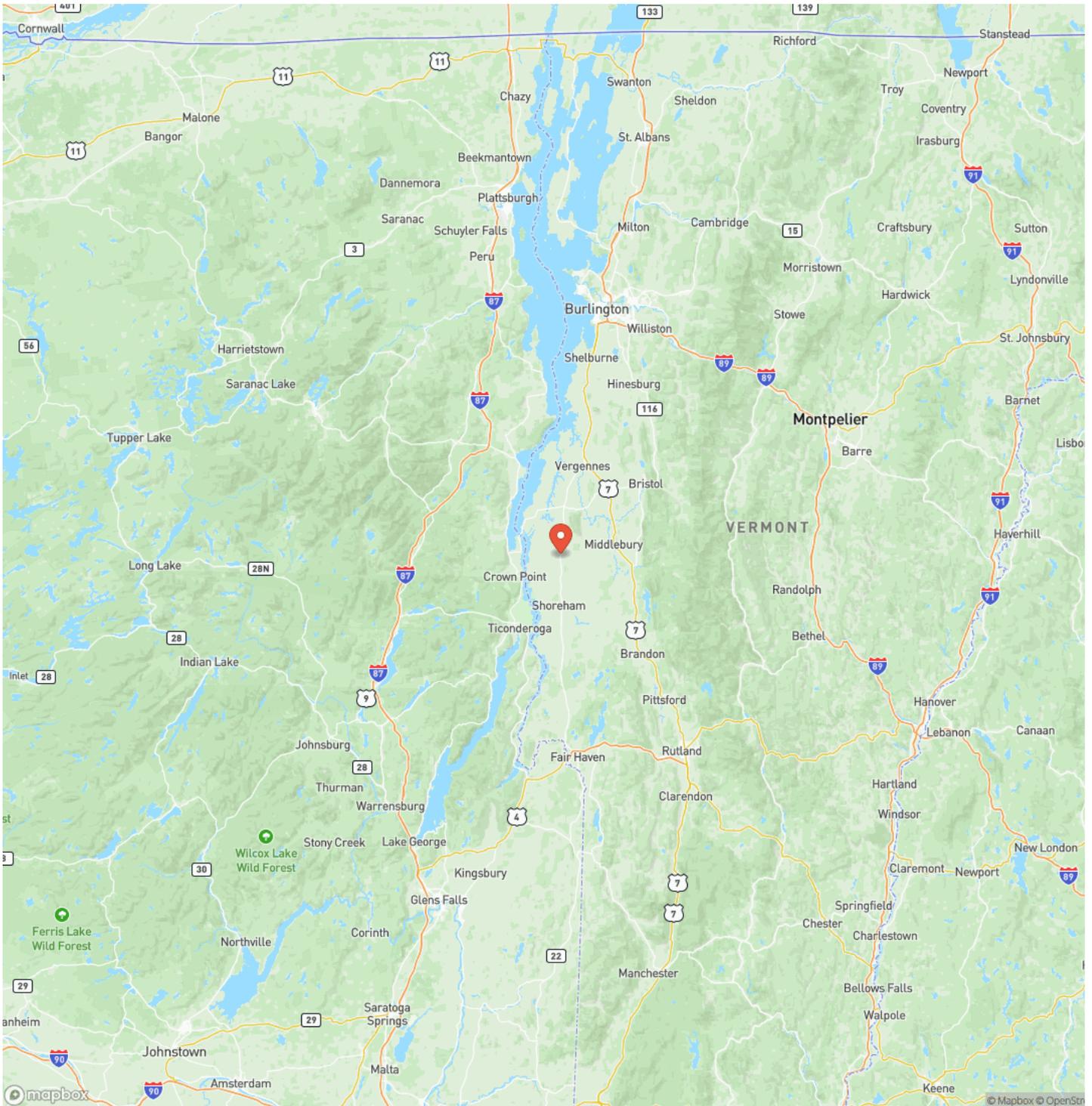
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Locator Map



Locator Map



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Satellite Map



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