



## *Country and Coastal Properties*

29 Meeting House Lane - Post Office Box 557 - Little Compton, RI 02837 - Tel. 401 635-8887/8885



### *21 Grange Avenue, Little Compton, Rhode Island*

This lovely antique, built in 1750, was once the Little Compton *Poor Farm*; during the twentieth century it was sold by the town and reverted to private use. The home has many of its original antique features including the elliptical fanlight over the front door and chimneys (one brick and one stone) at either end of the gable roof. This property offers meticulously maintained landscaping and unique plant specimens - truly a beautiful setting. The home is nicely situated between South Shore Beach and Briggs Beach and within one mile of the Town's Ocean landing which is a surfer's paradise.



***Offered at \$885,000***

*The brokers and sales agents of COUNTRY AND COASTAL PROPERTIES, INC., involved in the sale of this property are the agents of the seller whom they represent unless otherwise disclosed.*

*Little Compton Agricultural Conservancy Trust Land Transfer Tax to be paid by Buyer.*

***Offering subject to errors, omissions, change of price or withdrawal without notice.***

## *21 Grange Avenue, Little Compton, Rhode Island*

<b>Style:</b>	Antique
<b>Built:</b>	1750
<b>Exterior:</b>	Cedar shingles
<b>Roof:</b>	Asphalt shingles
<b>Location:</b>	Plat 14, Lot 7-1
<b>Real Estate Taxes:</b>	\$3,151.63
<b>Site:</b>	2.01+ acres
<b>Gross Living Area:</b>	2303± square feet
<b>Rooms:</b>	10 rooms, 5 bedrooms, 2 full baths, 1 half bath
<b>Heat:</b>	Oil
<b>Central Air:</b>	No
<b>Septic:</b>	Private
<b>Water:</b>	Private
<b>Electricity:</b>	200 amp circuit breakers
<b>Floors:</b>	Hardwood, linoleum

**1<sup>st</sup> Floor:** Fireplaced living room  
Dining room  
Kitchen, den, parlor, half bath

**2<sup>nd</sup> Floor:** 5 bedrooms, 2 full baths

### **Amenities:**



Original antique details  
2 fireplaces  
Abuts conservation land  
2 car garage, garden shed  
Beautiful mature gardens with  
many special plant specimens  
Close to ocean beaches and a town  
landing – a surfer's haven



*Living Room*



*Dining Room*



*Den*

### **COUNTRY AND COASTAL PROPERTIES, INC.**

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