

Sky Meadow Farms

1499 E Lake Road, Spafford NY

LOCATION

Short drive to Villages of Skaneateles, Marcellus, or Camillus
Centrally located, short commute to Auburn, Syracuse, Homer/Cortland area

Easy access on main road, close to emergency services

Spacious view from all directions, most adjoining land in Agricultural Land Trust, can not be developed, ensuring considerable privacy. This property also in designated agricultural district and can be taxed as such, may be of distinct advantage when local taxes go to full value assessment.

Skaneateles school district highly rated

Close to Skaneateles and Otisco Lakes. Public access to Skaneateles Lake to residents of the town of Spafford at Borodino Landing and Park in Scott at head of Lake with fishing and boat launch. Public access also to Otisco Lake.

RECREATION

Great fishing and hunting, water sports for all, boating, sailing enthusiasts and a yacht club nearby. Public hiking trails, Spafford Forest and many surrounding areas for horseback or snowmobile trails, close to home or short trailer distance. Winter sports of course, cross-country skiing, downhill ski resorts not far away, even neighborhood ski clubs support a groomed hill with tow, great family fun and opportunity for beginners to learn. Otisco Lake has dependable ice and great ice fishing. Indoor skating rinks in the village of Skaneateles with recreational skating, figure skating lessons and competitions, ice hockey for kids and adults, youth hockey association and SCS Varsity hockey team.

PROPERTY FEATURES

Farmstead with over 40 acres, approximately 30 acres tillable presently rented to neighboring farm as crop land. This land is highly suitable for a variety of agricultural development such as vineyards, other fruits and cash crops, and various livestock such as beef, sheep, goats. Also provided for our family sustainable considerable food supply.

Remainder of the property as farmstead with large treed lot, large lawn area, extensive vegetable and fruit garden area, flower gardens, herb garden, providing us with wild and cultivated apples, cherries, grapes, black raspberries, red raspberries, elderberries, strawberries.

Woodland includes water features, spring fed pond (originally stocked with trout) and 2nd area spring development (not currently in use). Drilled well with excellent capacity serving house and barn, also ground water well available needing auxiliary pump.

House traditional farmhouse style, built in 3 sections Original hand hewn post and beam construction with pit sawed plank siding, 1 1/2 story two room section with shed ("summer kitchen"), stone cellar foundation with dirt floor, dates to 1840. House originally with small barn for livestock with hay loft, attached shed and chicken house. This was part of the original Purchase family homestead, which was a Revolutionary War land grant. This part was occupied as such until 1919 when a two story addition with four rooms and front porch was added.

This is as the house was when we purchased it in 1964. We used the old barn for a few years, but it began to lean dangerously, so we had to demolish...all that's left a pile of rocks. Subsequent owners made some modifications to house in entry doors, interior construction, added windows, built stairway to second floor, covered some of original plaster walls and hand hewn beams with plasterboard, but added no insulation. We ended up gutting all to outside walls in order to insulate, but were able to uncover some of the old beams and refinish to original condition. For the third section, in 1973 we removed the old kitchen shed and replaced it with a larger area with a full basement, floor space divided into kitchen and dining area with a hearth area for a wood stove (which was set up to heat the whole house) and seating. Then opened wall into room from second section (which had been a bedroom) which we used as office and library. Later added sunspace to side entrance, which has had multiple function at different times, greenhouse, dog house, morning coffee room, sports equipment and more...we should have made it bigger.

Interior design and woodwork are mostly custom and hand crafted, built in cupboards, closets and shelves in kitchen, office, bedrooms, bathroom.

Present barn on this property built by us in 1970, 30' x 40' cement block with gambrel roof upper level for hay, straw and grain storage. We raised our own hay and oats for feed. Barn designed with box stalls primarily for horses (owned and boarded), 2 stalls open to paddock area. A central aisle with overhead doors, other open floor area, enclosed tack room. A side addition large shed was added, providing firewood storage and parking space. Recent years with no livestock, part of the space has been converted to a workshop area.

Adjacent to the barn, constructed a standard Dressage arena, training areas for stadium jumping and cross country at the time we were involved with USPC.