

HISTORIC ABBOT ESTATE

32 Main St, 1 Graniteville Rd, 3 & 5 Randolph Cir, Westford, MA

7,936± sf 9± BR Home, Barn, Carriage House & Garage
3.84± Acres with Olmstead Design Landscape



Property Tour: Wednesday, March 5 (11am-1pm)



Easy access to Routes 110, 128 & I-495



AUCTION: Wed, March 12 at 11am On-site



Built in 1891 for Abiel Abbot of Abbot Worsted Co., this 2.5-story shingle-style Victorian home with dormers, balconies, gracious open & screened porches is one of the most impressive homes in town. Abiel's widow, Alice Abbot, owned the house until the 1970's. Lovingly renovated by the current owners to retain & enhance historic character while adding style-appropriate luxury amenities, the property has been impeccably maintained as a landmark showplace befitting its architectural significance.

Fine interior period detail includes a central staircase, high ceilings, wainscoting, crown moldings, window seats, 8± fireplaces, hardwood floors, linen closets, pocket doors & a butler's pantry. See Property Info Package for over \$1 Million in improvements undertaken since 2005 including fully renovated kitchen & baths, new Master BA in 2020, heating & air conditioning systems, security, lighting, new roof & siding in 2017 plus much more.

The stunning landscaped grounds are an inspired recreation from a circa 1900 Olmstead plan featuring formal gardens, rolling lawns, stonewalls & a sweeping drive with ample parking. Outbuildings include a detached 4-bay garage as well as a historic barn & carriage house offering a myriad of possibilities including those under 2024 MA law regarding by-right ADU's in single family neighborhoods. Close to the town common near conservation, stables, highly-rated schools, museums, sporting club & Nashoba Valley Ski Area.

Tax Assessed Value (2024): \$2,885,600

Site Area: 3.84± ac (167,270± sf)

Assessor's Parcel IDs: 059-0007-0010, 059-0007-0011, 059-0007-0012, 059-0008-0000

Zoning: RA

Gross Building Area: 13,188± sf per Assessor

Gross Finish Area: 7,936± per MLS

Bedrooms: 9, some currently in use for office & other purposes

Baths: 4 full, 2 half

Basement: 3,138± sf partially finished with 513± sf game room

Water: Town

Septic: Private, 9-BR, Title 5 inspection 10/15/23

See Info Package: For improvements, room layout, systems, landscape, history & more

Terms of Sale: 10% certified deposit of which \$75,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, March 14, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale.

All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850

Brochure 1823 • Ref 25-2092