

168 Argilla Road Ipswich, MA

Set back on Ipswich's most desirable road, this historic property was reborn in June 1999. A February 1998 fire and subsequent water damage ruined 70% of the original structure. Undeterred, the owner and a crew of dedicated housewrights went about a monumental and fanatical one year rebuilding and renovation. Using every salvageable bit of the original home and 18th and 19th century materials purchased throughout New England, almost all new construction material and techniques were shunned to produce this better than new restoration and recipient of the 1999 Mary Conley Preservation Award.

Foyer

- Wide pine floor
- Stairway to second level featuring early period hand turned balusters

Dining Room (15 x17)

- Wide pine floor
- Fireplace
- Raised pine paneling
- 2 12 over 12 double hung windows
- Corner china cabinet
- Chestnut summer beam
- 28 paned French Door to South porch
- Original plaster wall – porch side

Living Room (12x38)

- 24" hand hewn 18th century pit sawn pine flooring
- Raised pine paneling
- Fireplace with pot rail and 2 beehive ovens
- 5 12 over 12 double hung windows
- Door with 20 glass panes opens to covered porch
- Exposed beams

Den (14x18)

- 24" hand hewn 18th century pine flooring
- Pine paneling with 18th century hand planed beading
- Chestnut summer beam
- Fireplace
- 4 12 over 12 double hung windows

Rear Foyer

- ½ bath with Kohler toilet, radiant heat and chestnut floor
- Walk in coat closet with chestnut flooring
- Wool carpeted stairway to bedroom level

Kitchen (15 x25)

- Wide plank oak floor
- Casement windows
- Radiant heat
- Fireplace (1996)
- Soapstone counters
- Munson slate sink
- Pantry cabinet fashioned from salvaged floor boards
- Jenn-Air stainless steel dual convection oven with 4 gas burners
- Sub Zero side/side stainless refrigerator
- Bosch dishwasher
- Face frame cabinetry with glass paned upper cabinets
- French door with sidelights to Southern porch
- Pot rack

Laundry Room (6x10)

- Oak floor
- Maytag washer and Hot Point Dryer (negotiable)
- Built in pull down ironing board

Family Room (12x20)

- 5 12 over 12 double hung windows
- 2 28 paned French doors to rear grounds
- Radiant heat
- Wainscoting
- Bead board storage closet with shelving

Wet Bar

- Chestnut floor
- Radiant heat
- Bar top fashioned from original dining room paneling
- Copper sink
- Shelving

Second Floor – Five bedrooms are connected from the central, wool carpeted hallway. The hallway, with mirrored antique wall lamps, provides 3 closets; one that services the nursery bedroom, a linen closet and a large walk-in cedar closet

Master Bedroom Suite - Occupying the eastern end of the bedroom level, it consists of a dressing room, master bath and bedroom. A convenient passageway from the dressing room to the bedroom assures a private bath.

Master Bedroom (15x18)

- Hemlock floor
- Fireplace with slate apron
- Hand beaded pine paneling fashioned from 19th century salvage
- 3 12 over 12 double hung windows
- Doorway to front hall

Master Bath – Two distinct rooms; a private sink and commode area and a shower and bath area

- Hemlock floor in sink area, ceramic tile in bath area
- Kohler toilet
- Fun note – sill in shower room window was reclaimed from Crane Beach bathhouse
- 3 6 over 6 double hung windows
- Glass doored walk in shower room with ceramic tile and 2 shower units

Dressing Room (9x9)

- Hemlock floor
- Double closet
- 2 4 over 4 double hung windows

Bedroom (14 x 17) This bedroom is currently configured as a work space and like the master bedroom, opens directly to the front and rear hallways

- Hemlock floor
- Pine paneling
- Fireplace with slate apron
- 3 12 over 12 double hung windows
- Closet

Bedroom (12x15)

- Hemlock floor
- 3 12 over 12 double hung windows
- Closet
- Shares private bath with adjoining bedroom

Green Bedroom (12x15)

- Heart pine floor
- Mantled brick fireplace
- 2 12 over 12 double hung windows and one 8 paned casement window
- Candle sconces

Nursery (12x20)

- Heart pine floor
- 3 6 over 6 double hung windows and one 12 paned window in dormer
- Built-in cabinets

Bathroom Common area bath outside the nursery bedroom

- Claw foot soaking tub
- Marmoleum floor
- Crane toilet
- 12 paned window in dormer

Bathroom this bath is between the green bedroom and the front west bedroom

- Marmoleum floor
- Shower stall
- Crane toilet

General Features, Highlights and Utilities (also see data sheet)

- 30x36 post and beam barn finished in 2000. Built on 10" thick reinforced concrete slab. Floor and deck of 2 ¾ inch heart pine. 2 lofts, 2 skylights and 2 end gable windows, 60amp electric panel, work area. Front barn doors with electric remote opener. Perfect as garage, boat house or equestrian barn conversion.
- Storage shed, designed to be a miniature replica of the Salem Meeting House, was built by 20th Century Fox during actor Daniel Day Lewis's residency at 168 Argilla Rd. It housed his boxing bag.
- Screened covered front porch opens to kitchen
- Covered rear brick patio with rounded archways
- Brick path rear entry
- Triangular pedimented front entry
- Underground electric service
- Radiant heat in kitchen, family room, first floor bath and wet bar
- Rebuilt and lined chimneys
- 200 amp main electric panel
- New windows glazed with mouth blown antique glass
- Bronze net window screening
- Propane for stove
- R 19 fiberglass insulation
- New poured concrete foundation under living room. Crawl space with crushed stone and poly vapor barrier.
- Electrically ventilated basement
- Sump pump with alarm
- 3 zone Utica Boiler
- 275 gallon oil tank
- Rechinked and repointed granite foundation
- 5 bedroom septic system
- Centrally monitored fire and carbon monoxide detectors
- Most interior doors are solid 4 paneled 18th century salvage with Norfolk latches and L and H hinges
- All new attic members, post and beam construction – red oak from Western MA. Locally milled
- White cedar shingle roof
- Wood burning hot tub
- Underground drainage system
- Terraced front yard
- All new front facade clapboards
- Roof wall juncture with dentil moldings
- Perennial beds and specimen plantings including , peonies, lilacs, wisteria, trumpet vine, apple, chestnut, hickory, pear and peach trees high bush blueberry, cedar grape arbor, vegetable garden and more

Exclusions

- Kitchen work island
- Electronic dog fence station (underground wire to remain)
- Oil lamp in master bath
- Washer and dryer negotiable

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