

FOR SALE



187 Bailey Road  
EFFINGHAM, NEW HAMPSHIRE

THE DOW GROUP

Welcome to Bailey Point!

3 BEDS

3 BATHS

THEDOWGROUP.COM

2,504 SQFT



THE DOW GROUP



peacefully resting on a picturesque 6-acre

*Peninsula*

THEDOWGROUP.COM





# Welcome to your new home!

Welcome to Bailey Point, peacefully resting on a picturesque 6-acre peninsula, offering over 1000 feet of waterfrontage, providing an unparalleled sanctuary. Impeccably restored, this charming 3-bedroom farmhouse exudes timeless elegance and offers endless opportunities. Wide pine floors and exposed beams showcase the historic character. Discover built-in shelving, an inviting entryway, and a stone fireplace that adds to the charm. The kitchen impresses with tall custom cabinets, a walk-in pantry, and ample storage space. The farmers' porch, a perfect spot to savor morning coffee while taking in the breathtaking views of the water. Feel the embrace of nature in the enclosed porch, a space that invites you to unwind and connect with the outdoors. Outdoor living has endless possibilities with a private dock awaiting your waterfront adventures, while a cozy sleeping shed by the lake beckons for lazy afternoons by the water. Enjoy dining on the outdoor patio, gather around the firepit under the starry sky, or tend to the raised garden beds. Additional amenities include an insulated walk-out basement, central AC for year-round comfort, & a whole-house generator for peace of mind. The detached barn with a sturdy Steel I beam. Experience the tranquility and charm of Bailey Point, where modern comforts meet rustic elegance in a harmonious blend of nature and luxury. Your waterfront retreat awaits.

3 Bed | 3 Bath | 2,504 Sq Ft

THEDOWGROUP.COM

Offered at \$1,190,000





LIVING ROOM



DINING AREA





KITCHEN



SCREENED  
PORCH



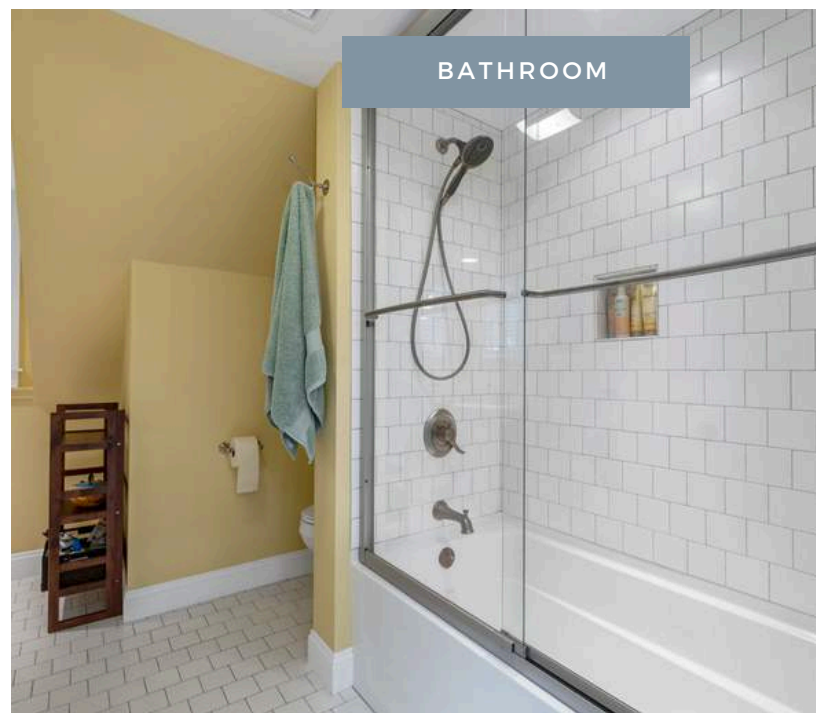
FAMILY ROOM







OFFICE/BEDROOM

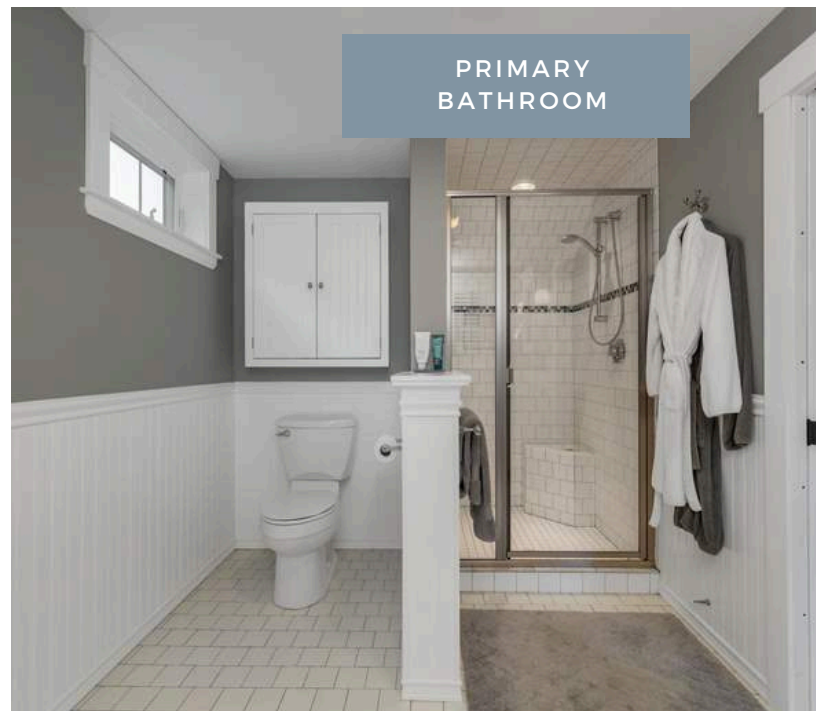


BATHROOM





PRIMARY  
BEDROOM



PRIMARY  
BATHROOM





BEDROOM



PATIO





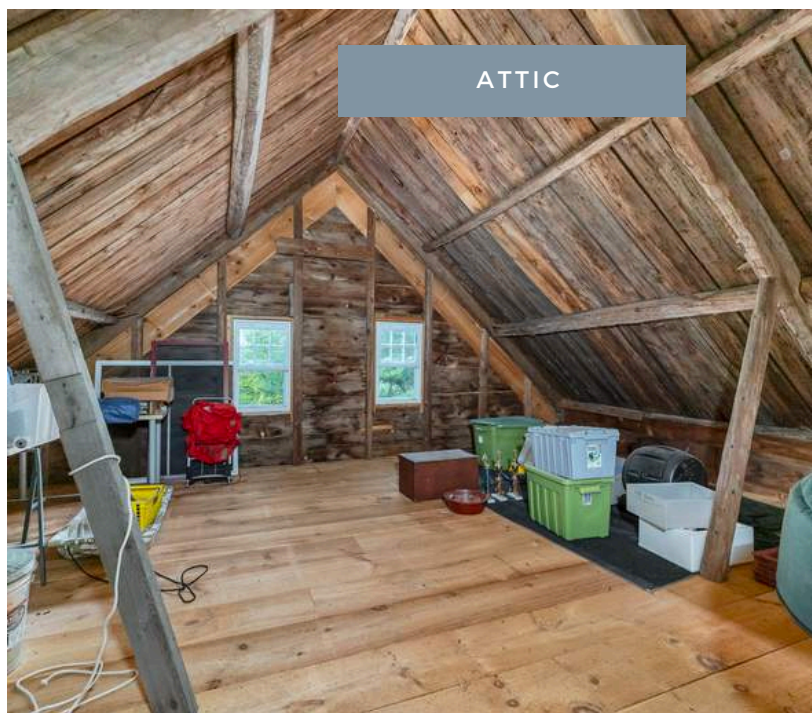
The Barn





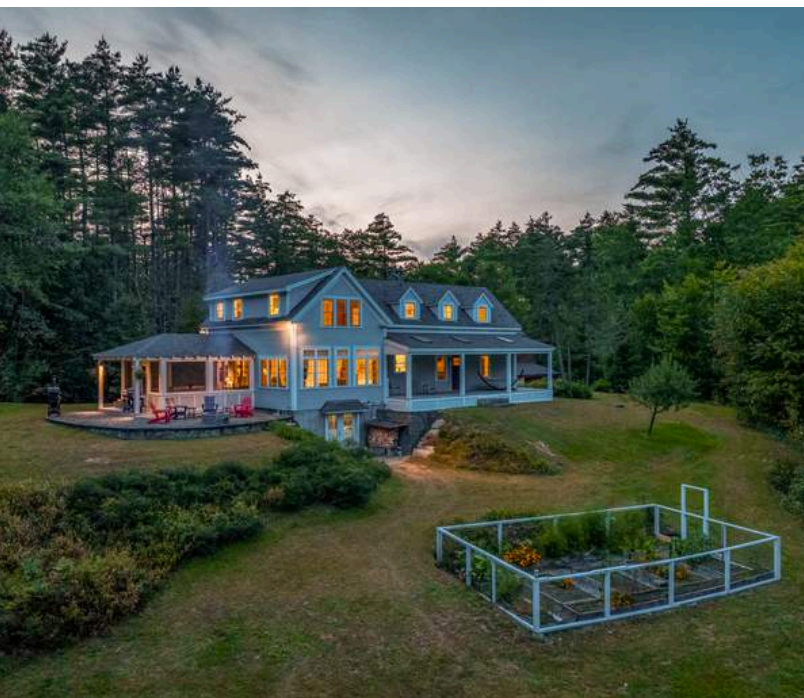


WORKSHOP



ATTIC

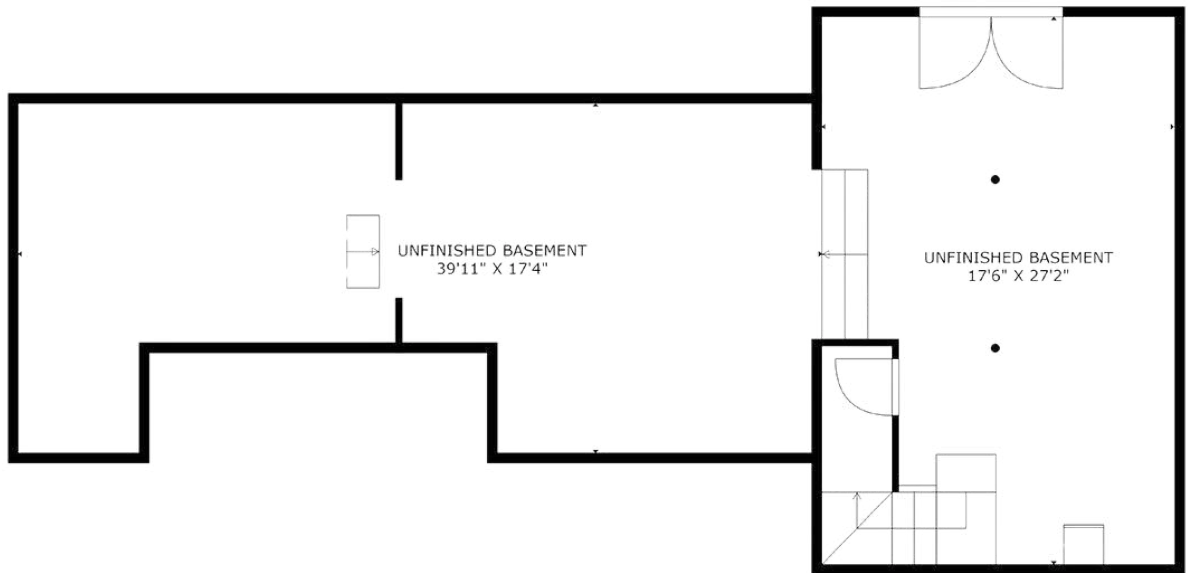




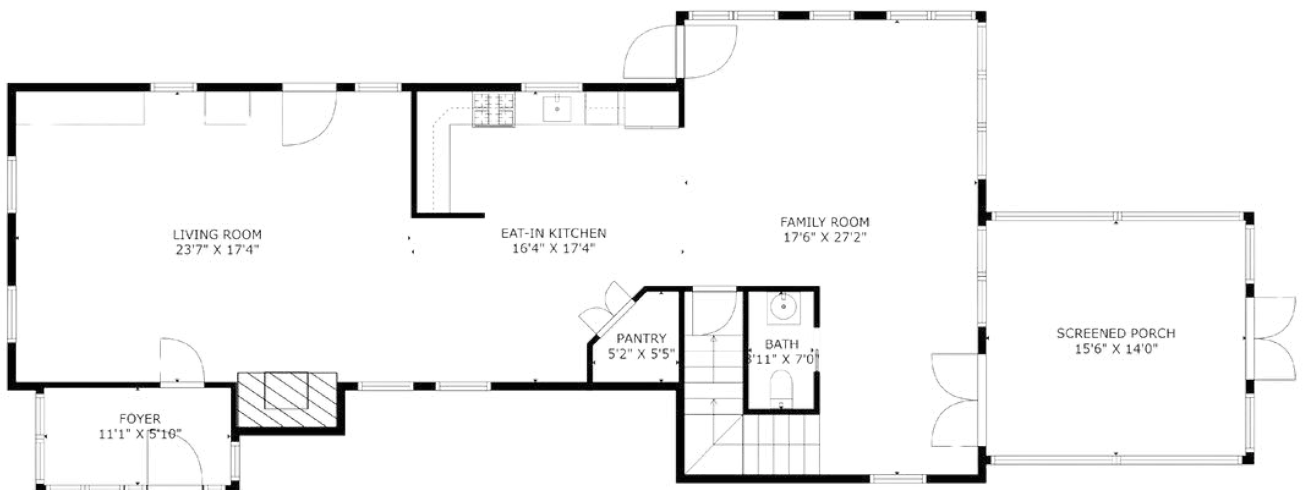


# Floorplan: Main House Basement & Level 2

## BASEMENT



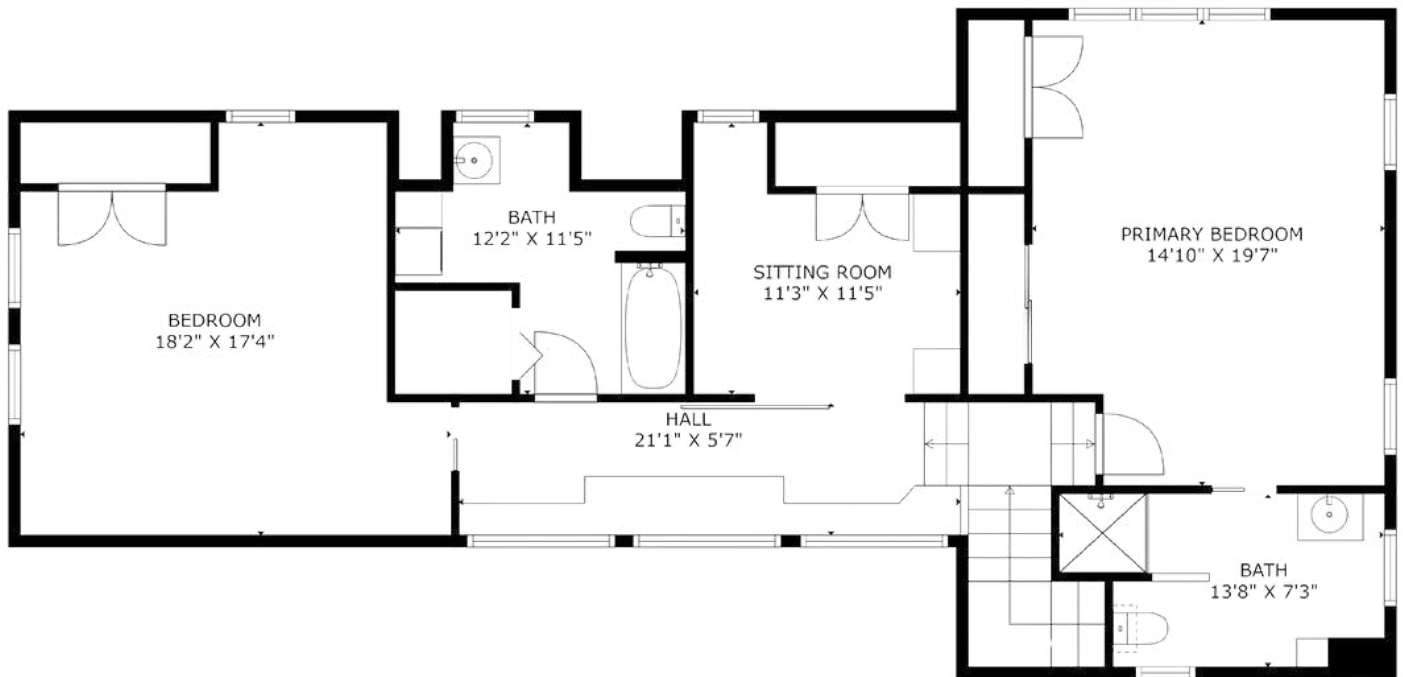
## LEVEL 2





# Floorplan: Main House Level 3

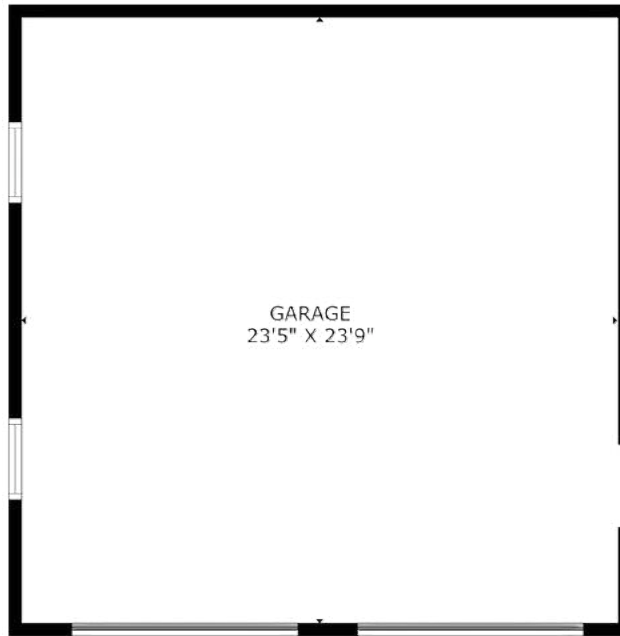
## LEVEL 3



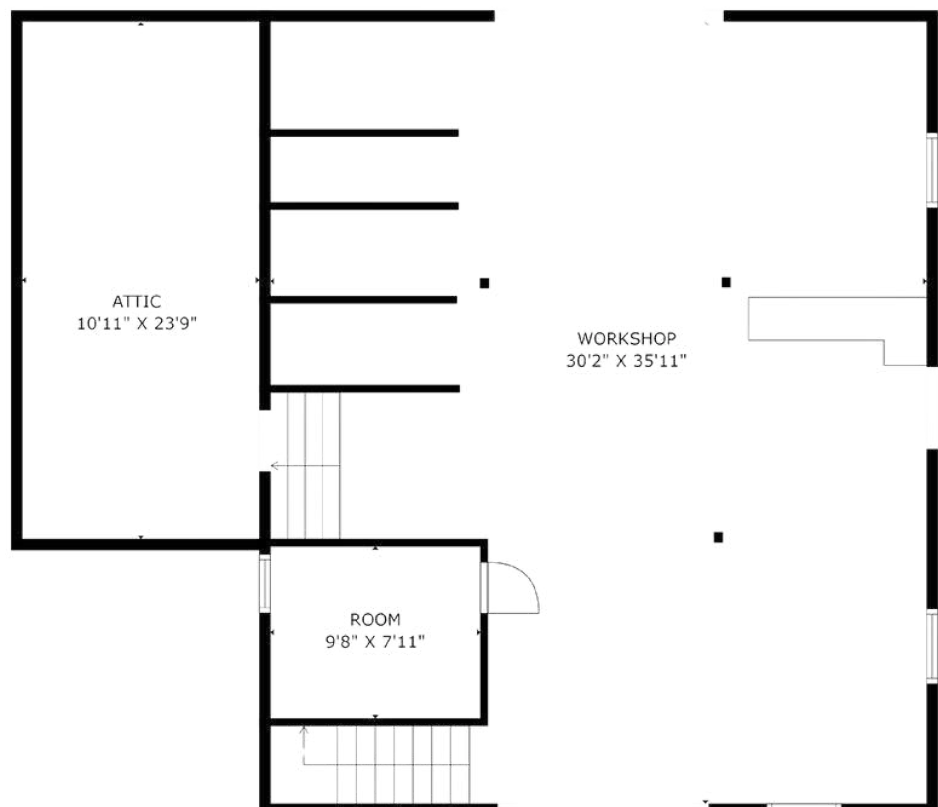


# Floorplan: Barn Garage, Workshop & Attic

## GARAGE



## ATTIC & WORKSHOP







FOR SALE OFFERED AT \$1,190,000

## 187 Bailey Road Effingham, NH 03882

Welcome to Bailey Point, peacefully resting on a picturesque 6-acre peninsula, offering over 1000 feet of waterfrontage, providing an unparalleled sanctuary. Impeccably restored, this charming 3-bedroom farmhouse exudes timeless elegance and offers endless opportunities.

- ✓ 3 bedroom home sits on a 6-acre peninsula
- ✓ Over 1000 feet of waterfrontage
- ✓ Enjoy sunset views from the manicured grounds or the enclosed porch.
- ✓ A multi-level detached barn offering ample parking space both above and below.

Broker/agent does not guarantee the accuracy of square-footage, lot size, or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources. Buyers are advised to independently verify the accuracy of all information.



**SAYRE BUOTE**

**The Dow Group**

(603) 709-4565

[sayre@thedowgroup.com](mailto:sayre@thedowgroup.com)

At the Dow Group, our agents are here to guide you through your real estate process. Whether you're buying, selling, investing, or looking towards luxury properties, the Dow Group is here. Our in-depth knowledge of the local real estate market is unmatched, and our expert ability to deliver results is shown through our hard work and dedication to your satisfaction.

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**PLACE**

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LAKES & MOUNTAINS  
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