

The Former White Mountain School



Exclusively Offered at \$4,900,000

Property Highlights

- * Town Water and Sewer
- * Paved Internal Roads, Ample Parking, Walking Paths, Gardens and Trails
- * Solar Arrays and Geothermal Systems
- * Maintenance Garage
- * Dormitories and Apartments
- * Administrative Offices, Classrooms, and Laboratories
- * Dining Facilities with Fully Equipped Commercial Kitchen
- * Chapel, Fine Arts Studios, and Performance Spaces
- * Fitness Facility with a 40-foot Climbing Wall

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Property Overview

Operated for 138 years as St. Mary's in the Mountains and The White Mountain School, this expansive property is rich in history and ready for new owners to bring their vision to fruition. Thoughtfully located in the heart of the White Mountains, complete with rolling hills and magnificent views, the campus consists of over a dozen buildings on 37 acres as well as 75 additional acres of open space with trails and abundant wildlife. As expected for an educational facility, the structures contain dorm rooms, faculty housing, administrative offices, laboratories and classrooms, dining hall and commercial kitchen facilities, a chapel, fine arts studios, fitness facility with 40' climbing wall, maintenance garage, duplexes and headmaster's house. Infrastructure includes town water from Bethlehem and sewer access from Littleton, a 45,000 gallon reservoir, solar arrays, areas of geothermal utilities, paved access roads, parking lots, outdoor amphitheater, walkways, gardens and much more. This is a remarkable opportunity for a new primary or secondary education facility, for an existing institution looking a satellite campus from which to focus on outdoor management, education or conservation, various types of housing or perhaps an all-encompassing residential and retail village providing a thriving community for residents and business alike. Or a multitude of other uses taking advantage of the existing infrastructure and central location to all the White Mountains have to offer.

PROPERTY OVERVIEW

371 WEST FARM ROAD | BETHLEHEM, NH 03574



A Legacy Campus in the Heart of the White Mountains
112 Acres | Historic Educational Campus | Endless Possibilities

For 138 years, this extraordinary property operated as St. Mary's in the Mountains and later The White Mountain School, serving as a cornerstone of education and community in the White Mountains of New Hampshire. Today, this historic campus presents a rare opportunity for visionary investors, institutions, or developers to reimagine its next chapter.

Ideally situated amid rolling hills and breathtaking mountain vistas, the property spans 112 acres, including 37 acres of developed campus and 75 acres of pristine forest and open space—complete with scenic trails and abundant wildlife.

The campus includes over a dozen buildings, thoughtfully designed for institutional use:

- *Student dormitories and faculty housing
- *Administrative offices, classrooms, and science labs
- *Dining hall with fully equipped commercial kitchen
- *Chapel, fine arts studios, and performance spaces
- *Fitness facility with a 40-foot climbing wall
- * Maintenance garage, duplex residences, and headmaster's home

Modern, robust infrastructure supports a wide range of future uses:

- *Town water (Bethlehem) and sewer access (Littleton)
- *45,000-gallon reservoir
- *Solar arrays and geothermal systems
- *Paved internal roads, ample parking, walking paths, gardens, and an outdoor amphitheater

Whether revitalized as a private or charter school, transformed into a conservation or outdoor leadership center, repurposed for seasonal or workforce housing, or reimaged as a residential and retail village, the possibilities are as vast as the landscape itself.

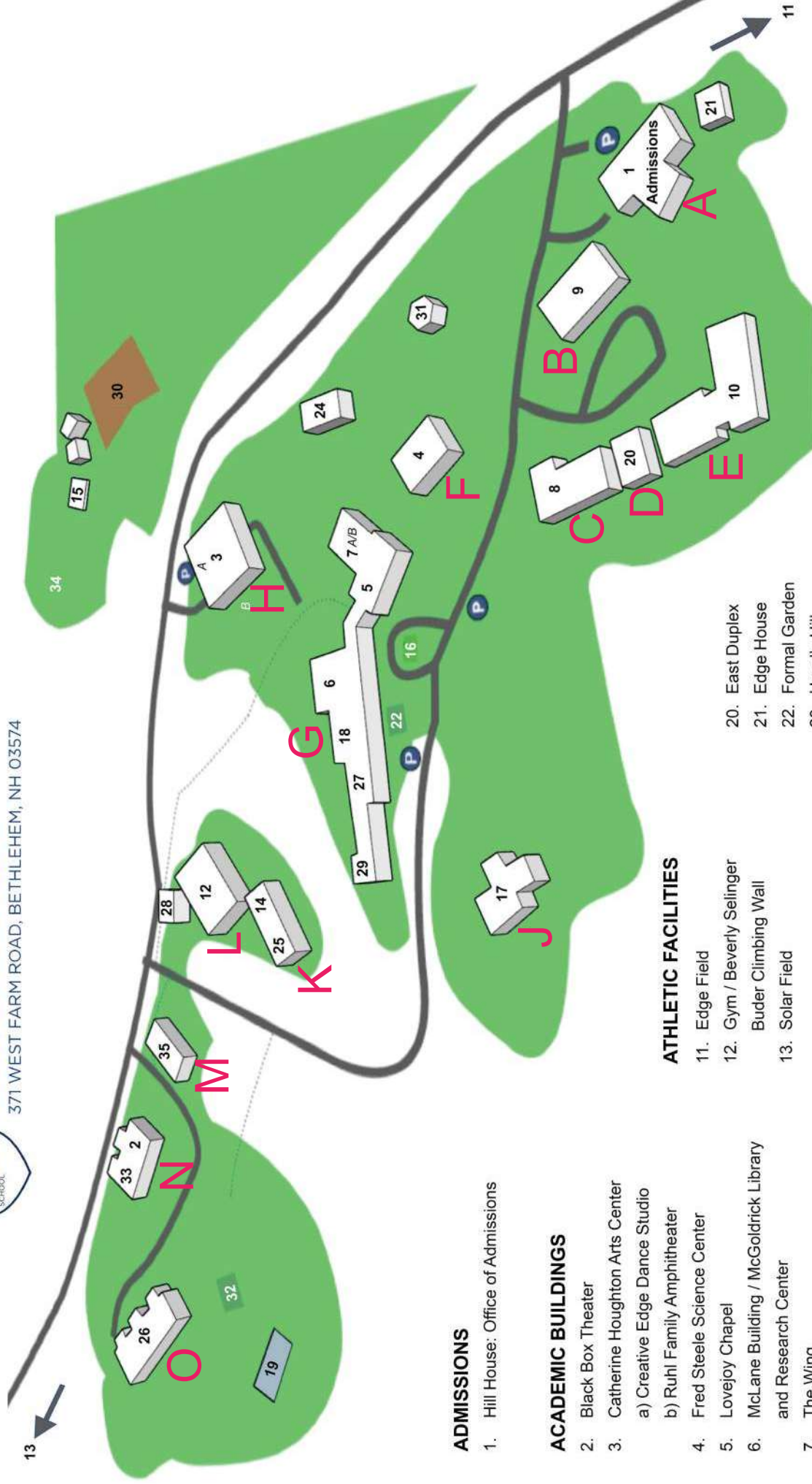
This is more than a property—it's a rare canvas for something truly transformative. Bring your vision. Create your legacy.



THE WHITE MOUNTAIN SCHOOL CAMPUS MAP

371 WEST FARM ROAD, BETHLEHEM, NH 03574

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ADMISSIONS

1. Hill House: Office of Admissions

ACADEMIC BUILDINGS

2. Black Box Theater
3. Catherine Houghton Arts Center
 - a) Creative Edge Dance Studio
 - b) Ruhl Family Amphitheater
4. Fred Steele Science Center
5. Lovejoy Chapel
6. McLane Building / McGoldrick Library and Research Center
7. The Wing
 - a) Learning Center
 - b) Inquiry, Innovation, and Impact Lab

DORMITORIES

8. Burroughs
9. Carter
10. Carriage-Green

ATHLETIC FACILITIES

11. Edge Field
12. Gym / Beverly Selinger Buder Climbing Wall
13. Solar Field

OTHER

14. Boat House
15. Compost Center
16. Cook Circle
17. Dickey House
18. Dining Hall
19. Dog Park

20. East Duplex
21. Edge House
22. Formal Garden
23. Hood's Hill
24. Hoop House
25. Maintenance Shed
26. Solar
27. Student Health Services
28. Sugar Shack
29. The Annex
30. The Farm

31. Theuner Gazebo
32. Trash and Recycling
33. Vaillant House
34. Wedding/Sunrise Hill
35. West Duplex

HILL HOUSE

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Building A & 1

This is one of the first campus buildings one sees as you enter the campus and serves as the schools admissions office, student dormitories and faculty housing. It was originally built in 1905 and renovated in 1999-2001+/- . The building is 2.5 floors with the main level used primarily for office use. Some of the original features in the original building still remain, which provides visitors with comforting and welcoming greetings. The main level includes two ½ baths for staff and guests. The second and third floors are used for student and faculty housing. Students share a common bath on each level while faculty apartments include private baths. There are also two separate laundry areas for faculty and students use. This building is equipped with a sprinkler system.

- Year Built: 1905+/- (Renovated in 1999)
- Building Size: 7,358
- Stories: 2.5
- Use: 1st Floor - Admissions, Reception, Offices
- Use: 2nd Floor - Student Dorms & Faculty Apartments
- Use: 3rd Floor - Student Dorms & Faculty Apartments
- Use: Addition - Faculty Housing & Common Space
- Building Construction: Wood Frame
- Roof Type: Composition Shingles
- Exterior Siding: Wood Clapboard
- Basement: Unfinished
- Heat Source: Oil Fired Hot Water
- Electric: Three 200 Amp Panels
- Additional Notes: Sprinkler & Fire Alarm System



CARTER DORMITORY

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Building B & 9

This structure was built in 1965-1967 +/- and includes student and faculty housing on two floors. The first floor includes 7 student/dorm rooms, a common bath and two faculty apartments, each with its own bath. The second level includes one faculty apartment and 8 dorm rooms as well as a common bath for students. Each level includes a common room for residents to gather to socialize. It is heated with Pellet Fired Hot Water system

- Year Built: 1968
- Building Size: 10,658
- Stories: 2
- Use: 1st Floor - Common Room, Dorm Rooms, 2 Faculty Apts.
- Use: 2nd Floor - Common Room, Dorm Rooms, 1 Faculty Apt.
- Use: Basement: 1 Faculty Apt., Utility & Laundry, Garage Storage
- Building Construction: Concrete Block & Wood Frame
- Roof Type: Composition Shingles
- Exterior Siding: Wood Clapboard & Stone
- Basement: Walkout
- Heat Source: Pellet Fired Hot Water
- Electric: 400 AMP
- Additional Notes:



BURROUGHS DORMITORY

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Building C - 8

Built in phases between 1965 and 1968 The Burroughs Dorm provides student and faculty housing on two floors. There are 4 faculty apartments each with its own private bath and 12 dorm rooms with a common bath on each floor which include 3 sinks, 3 toilets and 3 showers. The building is equipped with a fire alarm system.

- Year Built: 1965
- Building Size: 12,397
- Stories: 2
- Use: Student Dorms, Common Room & Faculty Apartments
- Building Construction: Concrete Block & Wood Frame
- Roof Type: Composition Shingles
- Exterior Siding: Wood Clapboard & Stone
- Foundation: Concrete
- Basement: Unfinished
- Heat Source: Oil Fired Hot Water
- Electric: 200 AMP
- Additional Notes:



EAST DUPLEX

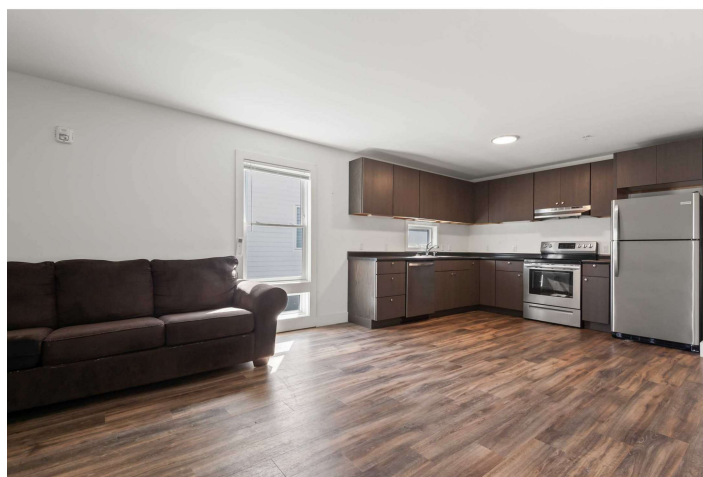
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Building D & 20

This structure is one of the newer facilities on campus having been built around 2020. This building is used exclusively for faculty housing and includes two 2-story 3-bedroom apartments with a kitchen/dining area, living room, bedroom/den and laundry area on the first level and 2 bedrooms/two baths on the second level. There is also a 2-car garage. The building is equipped with a sprinkler system and security cameras.

- Year Built: 2019-2020
- Building Size: 5,607
- Stories: 2
- Use: 2 - Two-Story Faculty Apartments
- Building Construction: Wood Frame/Modular
- Roof Type: Rubber
- Exterior Siding: Composition Wood
- Basement: Concrete
- Heat Source: Geothermal Fired HVAC
- Electric: 200 AMP
- Additional Notes: 2-Car Garage, Sprinkler System, Security Cameras



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CARRIAGE-GREEN DORMITORY

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Building E - 10

This, too, is one of the newer buildings on campus having been built around 2019-2020+/- timeframe. Carriage Green is used for faculty and student housing on two floors. The first floor includes 3 faculty apartments each with its own bath, 6 dorm rooms, 2 common baths and a common room. The second floor is a mirror image of the first. An elevator, sprinkler system, laundry area in the basement and security cameras complete the amenities in this newer facility.

- Year Built: 2019-2020
- Building Size: 10,444
- Stories: 2
- Use: 1st Floor - 3 Faculty Apts., 6 Dorm Rooms, Common Room
- Use: 2nd Floor - 3 Faculty Apts., 6 Dorm Rooms, Common Room
- Building Construction: Wood Frame/Modular
- Roof Type: Rubber
- Exterior Siding: Composition Wood
- Basement: Full, Walkout
- Heat Source: Heat Pump /
- Electric: 200 AMP
- Additional Notes: 2-Car Garage, Sprinkler System & Security Cameras, Elevator, Laundry in Basement



FRED STEELE SCIENCE CENTER

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BUILDING F - 4

This 5500+ square foot building was constructed in 2005 has four large classrooms / laboratories, two on each floor, with HVAC system, 450 amp electrical and a small solar array on the roof. There's a full fire suppression system with alarms and sprinklers for laboratory safety. A pair of offices rounds out the well-designed, bright, open and functional space with eco-friendly composting fixtures on the first floor.

- Year Built: 2005
- Building Size: 5,702
- Stories: 2
- Use: Science Classrooms
- Building Construction: Wood Frame
- Roof Type: Composition Shingle
- Exterior Siding: Wood Clapboard
- Basement: Concrete Slab
- Heat Source: Gas Fired FHW
- Electric: 450 AMP, Solar Array
- Additional Notes: Solar Panels On Roof, Sprinkler System, Alarms, Composting Toilet, Regular Toilet



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MCLANE BUILDING

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Building G - 5 & 7

Centrally located to all other structures and activities, this building is the heart of the campus and collectively encompasses over 40,000 square feet of facilities, classrooms, offices and living quarters. On this eastern side of “The Link” (a bright and open glass-walled connecting hallway), you’ll find almost 12,000 square feet containing a spacious learning center, the Inquiry, Innovation and Impact Laboratory, and Lovejoy Chapel where students and faculty began their days. There are also smaller rooms that can be used as classrooms, tutoring space or offices.

- Year Built: 1956 & Renovations 2018
- Building Size: 11,612
- Stories: 2
- Use: Chapel, Learning Center, Inquiry, Innovation & Impact Lab, Offices
- Building Construction: Concrete Block & Wood Frame
- Roof Type: Rubber
- Exterior Siding: Wood Clapboard & Stone
- Basement: Finished
- Heat Source: Oil Fired FHW
- Electric: 600 AMP
- Additional Notes: Partially Sprinkled



MCLANE BUILDING & ANNEX

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building G - 6, 18, 27, 29

Centrally located to all other structures and activities, this building is the heart of the campus and collectively encompasses over 40,000 square feet of facilities, classrooms, offices and living quarters. Here on the western side of The Link, encompassing over 29,000 square feet, you'll find the library and research center, administrative offices, student lounge, and dining hall with full commercial kitchen facilities. There's also a ceramics studio, photography lab, student health services and multiple faculty apartments in The Annex at the extreme western end. A number of tutoring rooms, additional offices and storage and mechanical rooms round out this vibrant and appealing space.

- Year Built: 1965 & 2018
- Building Size: 29,200
- Stories: 2 & 2
- Use: Great Hall, Library, Kitchen & Dining Hall, Classrooms, Offices, Faculty Apartments, Heath Center, Laundry
- Building Construction: Concrete Block & Wood Frame
- Roof Type: Composition Shingle & Rubber
- Exterior Siding: Wood Clapboard
- Basement: Partially Finished
- Heat Source: Oil Fired FHW
- Electric: 600 AMP
- Additional Notes: Partial Sprinkler System, Garage, Brick Fireplace, 10,000 Gallon Underground Storage Tank



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CATHERINE HOUGHTON ARTS CENTER

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Building H - 3

Constructed in 2013, the 5000+ square foot Arts Center features two large dance studios and lobby on the ground level with music and visual arts studios above. The lower level was previously leased to a local dance company in part thanks to the convenient drop-off loop and paved parking providing easy access for off-campus participants. With the newer construction, this building benefits from geothermal heat, a sprinkler system and leased solar panels on the roof. The outdoor amphitheater behind the building is a wonderful location to relax and enjoy fair-weather performances of the arts.

- Year Built: 2013
- Building Size: 5,668
- Stories: 2
- Use: 1st Floor - Dance Studios
- Use: 2nd Floor - Music Classroom, Recording Studio, Visual Arts Studio
- Use: Exterior - Outdoor Amphitheater
- Building Construction: Wood Frame
- Roof Type: Solar Panels
- Exterior Siding: Wood Clapboard & Vinyl
- Basement: Full, Unfinished, Concrete
- Heat Source: Geothermal
- Electric: 200 AMP
- Additional Notes: Sprinkler System, Open Porch, Deck & Patio



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DICKEY HOUSE

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Building J & 17

Perhaps one of the more dramatic buildings on the campus, The Dickey House has been used as the residence of the school's Headmaster. Built in the early 70's, it exudes the charming feel of that era. The main level includes an efficient, bright kitchen, large living room with a beautiful stone fireplace which is really the focal point of the main level. A family room, full bath as well as a primary bedroom with full bath completes the first floor. The second floor includes 5 bedrooms and two baths. The first level is heated with FHA while the second does include electric heat. There is an attached 1.5 car garage with a number of garden/patio areas that are accessible to/from the house to enjoy during the warmer months.

- Year Built: 1976
- Building Size: 3,323
- Stories: 2
- Use: 1st Floor - Living, Dining, Family Rooms, Kitchen, Primary Bedroom
- Use: 2nd Floor - 5 Bedrooms, 1 Full Bath, 1 3/4 Bath
- Baths: 1st Floor has Full & a Full Bath in the Primary Bedroom
- Building Construction: Wood Frame
- Roof Type: Composition Shingle
- Exterior Siding: Wood Clapboard
- Basement: Unfinished
- Heat Source: Oil Fired FHA & Electric
- Electric: 200 AMPS
- Additional Notes: Stone Fireplace, 1.5 Car Attached Garage



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FITNESS CENTER, GYM & CLIMBING WALL

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Building L - 12

Located on the west side of campus, this steel-frame building was constructed in the mid-1970's and contains a 40' climbing wall, one of the largest in the area. Surrounding the wall is an indoor track, multi-use basketball court (also utilized for pickleball, volleyball and other "court" sports) and sufficient open space for stationary bikes, treadmills and other fitness and weightlifting equipment. Storage behind the climbing wall is plentiful making it a convenient area to keep both indoor and outdoor equipment while not in use.

- Year Built: 1978
- Building Size: 7,848
- Stories: 1
- Use: Climbing Wall, Indoor Track, Basketball Court, Gym
- Building Construction: Steel Frame
- Roof Type: Metal
- Exterior Siding: Vertical Wood
- Basement: n/a
- Heat Source: Gas Fired FHA
- Electric: 400 AMP
- Additional Notes: Open Porch



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WEST DUPLEX

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Building M - 35

Built in 2018, this 2164 square foot building consists of two identical apartments, each with 2 bedrooms and 2 baths. These spacious units were built for faculty housing and are located on the outskirts of campus where residents could enjoy an end-of-day reprieve from vibrant campus life while remaining close to the fitness and arts facilities, trails, and all other campus activities. Each unit has a small entry porch and features comfortable and modern living spaces.

- Year Built: 2018
- Building Size: 2,164
- Stories: 2
- Use: Unit 1 Apartment: 1082 sq ft, 2 bedrooms, 2 bath
- Use: Unit 2 Apartment: 1082 sq ft, 2 bedrooms, 2 bath
- Building Construction: Wood Frame, Modular
- Roof Type: Composition Shingle
- Exterior Siding: Vinyl Siding
- Basement: Exterior Access, Crawl Space
- Heat Source: Electric
- Electric: 200 AMP
- Additional Notes: Open Porch, Storage Sheds



VAILLANT HOUSE & BLACK BOX THEATER

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building N - 2, 33

The main use of this 9000 square foot structure is for faculty housing; one unit with 5 bedrooms and 2 baths, a second unit with 3 bedrooms and 1 bath, and a third unit with 2 bedrooms and 1 bath. New boilers (within the last few years) bring heat to the living areas. The east side of the building is known as the Black Box Theater and supports a variety of performance genres in an intimate and traditional setting, with tiered audience seating and space for performer preparation.

- Year Built: 1900
- Building Size: 9,038
- Stories: 2
- Use: Unit 1 Apt., 2 Story, 5 Bedroom, 2 Bath
- Use: Unit 2 Apt., 1st Floor, 1 Bedroom, 1 Bath
- Use: Unit 3 Apt., 2nd Floor, 1 Bedroom, 1 Bath
- Use: Theater
- Building Construction: Wood Frame
- Roof Type: Composite Shingle, Membrane, Metal
- Exterior Siding: Wood Clapboard, Vinyl Siding
- Basement: Stone Foundation, Unfinished, Exterior Access, Crawl Space
- Heat Source: Oil-Fired FHW, Wall Heater in Theater
- Electric: 200 AMP
- Additional Notes: Garage, Porches, Deck, Fire Escape





Building O - 26

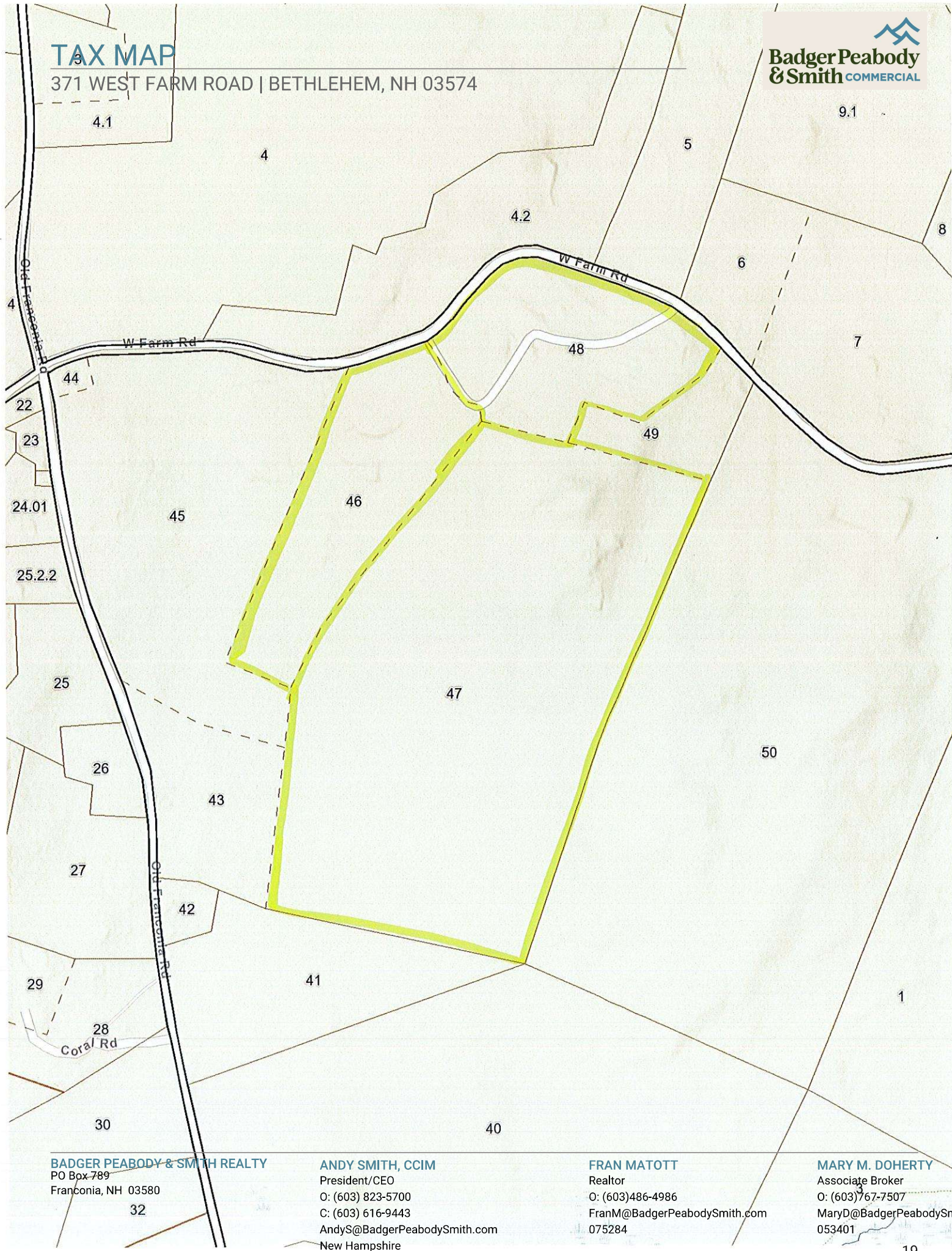
The Solar Dorm was constructed in 1978 providing on-campus housing with over 7000 square feet of space, in a more remote location away from classrooms and other buildings. Originally designed as dorm rooms, the space was renovated into apartments with a common laundry area. Benefiting from southern exposure, a large solarium helped bring the outdoors in and is a comfortable area to engage in hands-on horticulture lessons or relaxing amount the vegetation.

- Year Built: 1978
- Building Size: 7,094
- Stories: 2
- Use: 3 Apartments per Floor, with Common Areas & Bathrooms
- Building Construction: Wood Frame
- Roof Type: Composition Shingle
- Exterior Siding: Wood Clapboard
- Basement: Raised, Finished
- Heat Source: Oil-Fired FHA
- Electric: 3 200-AMP Panels
- Additional Notes: Enclosed Porch, Deck, Solarium



TAX MAP

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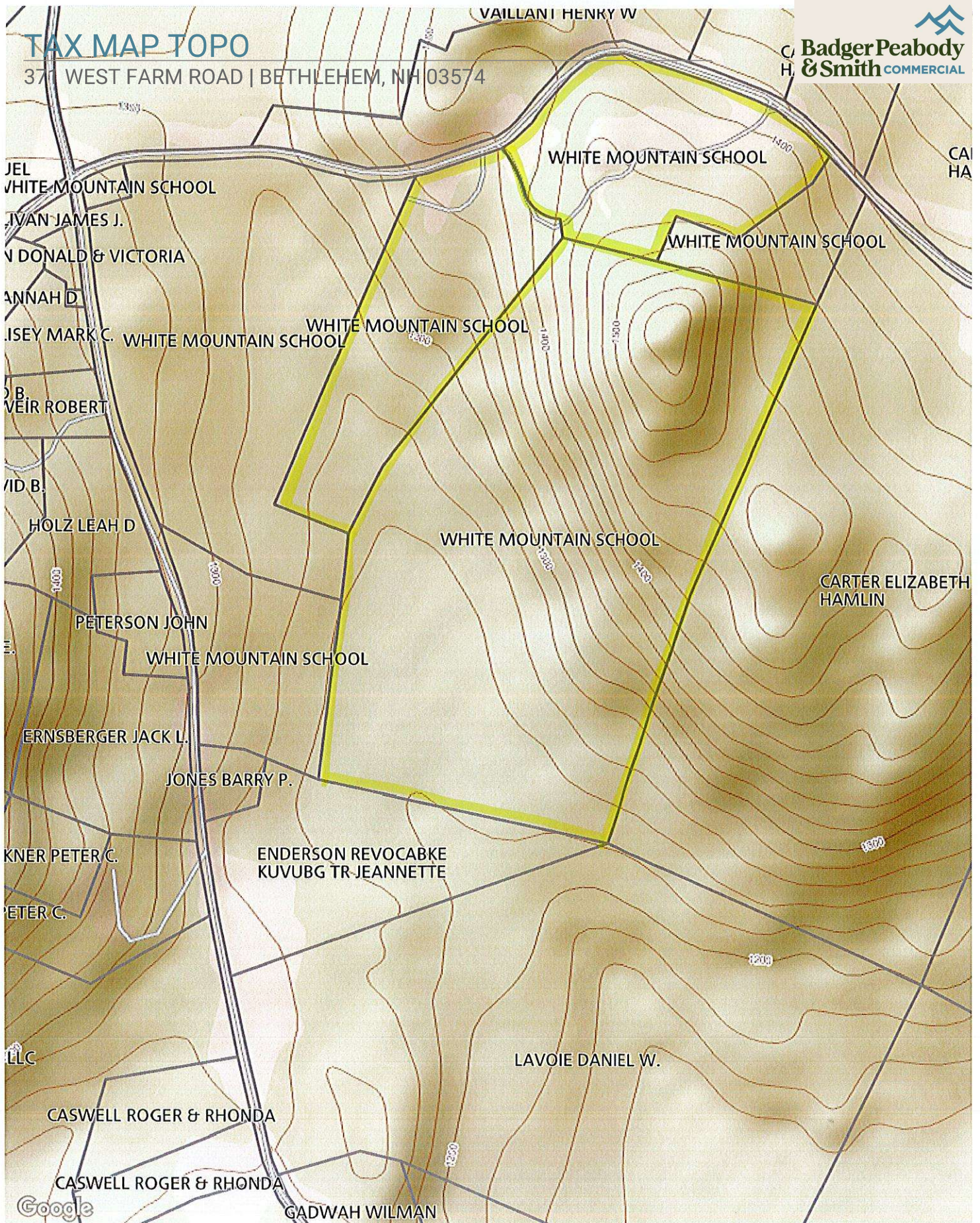
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Links to Additional Property Data & Area Information



Bethlehem Reimagined
Littleton Area Chamber of
State of NH Tourism
NH Economic Development
North Country Council
Airport Information

REGIONAL MAP

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