



**SULLIVAN**  
29 Head Rd, Callicoon, NY 12723

<https://gristmillrealestate.com>

**\$1,375,000**

Bluestone Barn may be the Mack Daddy of converted barns. This one-of-a-kind dwelling is sited on 42.66 bucolic acres with an eye-popping vista over its private swimming pond and out to the area's scenic rolling hills. (All new Andersen windows added summer 2023, including 2 new glass sliding doors out to new decks off living room and primary bedroom). This is a warm, welcoming home created from a cavernous 4,000+ square foot space by enclosing rooms at either end, and dividing up the huge remaining open space in the middle into discrete areas with defined purposes. Then they utilized the huge overhead space to build 3 lofts, and the result is a series of dynamic, and often surprisingly intimate, character-filled spaces. You'll be wowed by the 29' ceiling and the stone fireplace that soars to its apex. Multiple large south-facing windows and skylights illuminate the room beautifully, highlighting the hand hewn beams, fireplace and hemlock floors. Moving around the fireplace, which is a central focal point, is the dining area and kitchen. Perhaps the most exciting spaces are overhead. Wide stairs lead to a long catwalk that connects two deep lofts at either side, one of which has a ladder to yet a third, which serves as a dedicated bedroom. Primary bedroom (en suite), guest bedroom and second bathroom are down a hall with a sauna. The "basement" runs the full length of the house; attached 2-car garage with 1,000 sf room at the back. The solar array (on the roof), is a 10.2 kW system with net metering. Numerous meadows on gently rolling hills facilitate extended views. Patio was built on the remains of an old stone silo. Taxes are for 74 (not 42.66) acres, and do not include reductions for solar and agricultural tax abatements.

**MLS ID:** 20223348

**Status Category:** Active

**Zone:** Rr

**Year built:** 1948

**Bedrooms:** Three

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 2

**Bedroom 2 Level:** 1

**Den Level:** 2

**Other 2 Level:** 1

**Basement:** Full, Walk Out, Concrete Floor

**Amenities:** Sauna

**Date added:** Added 11 months ago

**Listing Category:** Residential

**Area, sq ft:** 4311 sq ft

**Acreage:** 42.66

**Age:** 61-100

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Other 1 Level:** 2

**SqFt 1st:** 2500

**Other Rooms:** Great Room, Loft, Workshop, First Floor Bedroom

**Total Rooms:** 10

## INTERIOR FEATURES

**Kitchen Description:** Island

**Flooring:** Ceramic, Hardwood, Wide Board, Radiant

**Fireplace Location:** Living Room

**Additional Interior Features:** Skylights, Master Bath, Sauna/steam Room

## UTILITIES

**Heat Source:** Radiant

**Hot Water:** Propane

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Style:** Barn

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Additional Land Available, Corner Lot, Level, Meadow, Pond, Private, Secluded, Slope-gently, Slope-moderate, Wooded, Water Frontage

**Water Features:** Pond, Stream

**Lot Dimensions:** 42.66 Acres

## LOCATION DETAILS

**Area/Town:** Sullivan

**Lot/Site:** Rural

**Directions:** From N Branch Rd, To Hess Rd, Continue Straight Onto Head Rd, Home Is At The End Of The Road (stay Left At Slight Fork).

## LISTED BY

**Office Name:** Country House Realty, Inc.

**Agent Last Name:** Grimes

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Fireplace Description:** Stone, Wood

**Miscellaneous Features:** Ceiling-cathedral, French Doors, Other/see Remarks

**Heating Fuel:** Propane, Wood

**Water:** Drilled Well

**Utility Level:** B

**Garage/Parking Extras:** 2-car

**Style:** Barn

**Construction:** Frame/stick

**Porch:** Patio

**Other Buildings:** Shed

**Views:** Mountain, Water

**Additional Exterior Features:** Solar Panel Own

**Lot:** 5

**School District:** Sullivan West Central Schools

**County:** Sullivan County

**Agent First Name:** Jennifer



### Contact us

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