



WOODSTOCK

30 Mill Hill Rd #32, Woodstock, NY 12498

<https://gristmillrealestate.com>

\$1,290,000

In the heart of Woodstock Village this stately Queen Anne home plus carriage house provides the perfect space for those seeking to live in town, work in town or BOTH. A welcoming front porch leads you into the home and into a by-gone era. Beautifully preserved original woodwork greets you in each room, from the entryway through the living room and especially the dining room with its built in floor to ceiling cupboards. Windows on all sides allow the gracious rooms to be awash with sunlight throughout the day. The kitchen with breakfast bar has been the hub of entertainment with guests mingling from the kitchen and into the large dining room as well as out to the back porch and garden area beyond. Lots of happy memories have been created from hosting big events and parties here! A full bath on the main floor is discreetly and centrally located between the kitchen and foyer. Upstairs there is a very large and bright primary bedroom with an en suite bathroom, alcove sitting area and a balcony for outdoor morning coffee or yoga. Down the hall are two additional bedrooms and a shared bath. Each bedroom has excellent closet space for a home of this period. The third floor is used as an office/study area as well as guest overflow if necessary. And there is another full bath and supersized storage closet up here. The basement is a true getaway space. In addition to a very large laundry room on one side with more storage, there is a workout area, a built-in sauna and a heart shaped whirlpool tub! Now on to the carriage house. Currently the seller operates a business on the first floor and a successful air B and B with separate entrance upstairs. One could lease the lower floor to a retail or business entity for additional income or transform the building into any number of commercial or residential uses (complying with any Town requirements of course). Live in the main house and use the back building as a guest house, live in the guest house and rent the main house, transform both buildings into commercial use. Limitless opportunities. The condition of both the main and carriage house is tip top. Well maintained and improved over the last several years including a 4 zone high efficiency propane heating system, central A/C installed, B-Dry system (guarantees a dry basement), new roof 2019, exterior painted 2022, on demand HW in carriage house, 27 solar panels and a Tesla charger on carriage house, European custom replacement windows in the main house are not only easy to clean, but are doubly insulated for soundproofing as well as heat loss. The street access on Mill Hill Rd is currently behind a picket fence for house guests or business patrons although there is an additional rear entry with private courtyard parking and patio area from Deanies alley running behind the house and store buildings. The Carriage house can be accessed from a separate walkway from the sidewalk or from Deanies alley. This is a unique, and versatile investment opportunity in Woodstock, NY. Great restaurants, music, art galleries, shopping, close to hiking, skiing and all outdoor activities that abound in the Catskills.

Addendum: Over 2800 sq ft in the main building and another 1065 in the retail/air b and b space for a total of 3899 square feet which includes 6 bathrooms. Solar panels power all the energy use of the smaller building plus a Tesla charger. Plenty of room for living, working and rental income.

MLS ID: 20230767

Status Category: Pending

Listing Category: Residential

Area, sq ft: 2834 sq ft

Zone: Hc
Year built: 1920
Bedrooms: Three
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 2
Bedroom 3 Level: 2
SqFt 1st: 958

Date added: Added 2 years ago

UTILITIES

Utility Level: L

EXTERIOR FEATURES

Garage Type: Carport Attached
Lot Dimensions: .20 Acre

LOCATION DETAILS

Area/Town: Woodstock
County: Ulster County

LISTED BY

Office Name: Coldwell Banker Village Green
Agent First Name: Amy
Agent 2 First Name: Gail

Acreage: 0.2
Age: 100-200
Full Baths: Four
Dining Room Level: 1
Family Room Level: L
Bedroom 2 Level: 2
Den Level: 3
Virtual Tour:
<https://my.matterport.com/show/?m=k8sc8DRiFzR&brand=0>

Style: Victorian
Lot: 6

School District: Onteora Central
Directions: Mill Hill Road To #30. Yellow House With The Picket Fence.

Office 2 Name: Coldwell Banker Village Green
Agent Last Name: Lonas
Agent 2 Last Name: Cadden



Contact us

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