



WOODSTOCK
35 Orchard Ln, Woodstock, NY 12498

<https://gristmillrealestate.com>

\$450,000

Woodstock Village Artist Home. Beautifully situated on an oversized 1/2 acre lot in the village of Woodstock. Steps from Tinker Street and all the village has to offer. Grab the NYC bus, UCAT (public trans) or walk the sidewalks to near by Station Bar and Overlook Bakery. Enter from the open front porch into light filled generous sized rooms. The Livingroom has over sized windows, beamed ceiling and a charming window seat. Dining room has built-in corner hutch and window valences painted with a simple bohemian style. This fairytale home even has a dutch door!. Attractive hardwood floors are throughout . Upstairs you will find the largest bedroom has the coveted north facing artist window for optimum natural light. Previous owner used this room as her artist studio. Althea O'Dell's folk-art paintings are still preserved in the home. Don't miss the hatch attic space offering additional square footage and window. The 1/2 acre parcel has 3 outbuildings that make a great footprint for an update studio or garage. The property has many different tree species, perennial flowers, and flowering shrubs.

MLS ID: 20230946

Status Category: Active

Zone: Hr

Year built: 1926

Bedrooms: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

SqFt 1st: 720

Living Room Room Size: 23x13

Dining Room Room Size: 12x11

Bedroom 2 Room Size: 12x11

Attic: Other/see Remarks

Date added: Added 1 year ago

Listing Category: Residential

Area, sq ft: 1440 sq ft

Acreage: 0.5

Age: 61-100

Full Baths: One

Dining Room Level: 1

Bedroom 1 Level: 2

Attic Level: 3

SqFt 2nd: 720

Kitchen Room Size: 15x11

Bedroom 1 Room Size: 23x13

Basement: Full

Total Rooms: 6

INTERIOR FEATURES

Kitchen Description: Country

Flooring: Hardwood

Appliances: Dryer, Exhaust Fan, Range, Washer

Miscellaneous Features: Ceiling-beamed

UTILITIES

Heat Source: Forced Air

Hot Water: Electric

Electricity: 100 Amps

Heating Fuel: Oil

Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Farm House

Porch: Open

Additional Exterior Features: Partial Fenced, Outside Lighting

Lot: 16

Garage/Parking Extras: Driveway

Color: Yellow

Other Buildings: Additional Garage, Chicken Coop, Shed, Studio, Other/see Remarks

Lot Dimensions: .50

LOCATION DETAILS

Area/Town: Woodstock

County: Ulster County

School District: Oneonta

Directions: West From Woodstock Village Past The First Orchard Lane, Turn Right Onto The 2nd Orchard Lane. #35 On Right

LISTED BY

Office Name: Hirsch Melissa

Agent Last Name: Hirsch

Agent First Name: Melissa Zoe



Contact us

Phone:

(845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

