

35 Orchard Ln, Woodstock, NY 12498

\$450,000

https://gristmillrealestate.com

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 2 years ago

## **INTERIOR FEATURES**

**Kitchen Description:** Country

Flooring: Hardwood

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

Appliances: Dryer, Exhaust Fan, Range, Washer

Miscellaneous Features: Ceiling-beamed

**UTILITIES** 

Heat Source: Forced Air Hot Water: Electric Electricity: 100 Amps

**EXTERIOR FEATURES** 

Garage Type: Garage Detached

**Style:** Farm House **Porch:** Open

Additional Exterior Features: Partial Fenced, Outside

Lighting Lot: 16

**LOCATION DETAILS** 

Area/Town: Woodstock
County: Ulster County

**LISTED BY** 

Office Name: Hirsch Melissa Agent Last Name: Hirsch Garage/Parking Extras: Driveway

Color: Yellow

Heating Fuel: Oil

Water: Municipal

Sewer: Municipal

Other Buildings: Additional Garage, Chicken Coop, Shed,

Studio, Other/see Remarks

Lot Dimensions: .50

School District: Oneonta

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

Right

Agent First Name: Melissa Zoe



Contact us

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