



DELAWARE
New Kingston, NY 12455

\$1,975,000

<https://gristmillrealestate.com>

We don't use the term "paradise" very often but this mountaintop 1900s Victorian farmhouse on 90+ acres — including endless meadows, swimming/boating and water garden ponds, a creek, a cider apple orchard, and wide open views — is as close to a Catskills paradise as you can get! Whether you're cozying up in one of the many inviting rooms, prepping and enjoying home-cooked meals, taking in the views from the Michael Graves orchard pavilion, going for morning walks down to the creek, or sledding in winter, this home is perfect for gathering in all seasons. This unique combination of home, land, views, nature, privacy, off-grid features, and potential for expansion doesn't come along often and would make an ideal compound, full-time residence, or weekend retreat! The main living floor exudes charm and comfort with spectacular woodwork throughout. The spacious kitchen has gorgeous bluestone and stainless steel countertops, SubZero fridge, Bosch cooktop plus built-in oven, and butler's pantry. There's also a cozy living room with an HWAM Danish wood-burning stove, formal dining room, media room, bedroom, office, full bathroom, idyllic porch, and ample deck overlooking the property's two spring-fed ponds and mountain views. Upstairs, four additional bedrooms, two full bathrooms, and a gorgeous study/library with beautiful built-ins and mountain views are all full of original character, warmth, and tons of style. The primary bedroom boasts an ample ensuite bathroom with a walk-in steam shower and clawfoot tub overlooking the woods. A massive attic space is begging to be finished, adding tons of more space to the home. There's broadband internet and central AC, making this home ideal for hosting guests and working from home. Plus, a solar panel array aids in powering the home and offsetting energy costs. The property comprises three separate parcels totaling 90.3 acres - a 79.8 acre parcel with the main house on a private, dead-end road for ultimate privacy, and two additional parcels with road frontage on Mead Rd and Thompson Hollow Rd, offering potential to perhaps build another home or two. Located in one of the most scenic areas of the Catskills, this spectacular property is near so many great towns - Margaretville (13 mins), Roxbury (15 mins), Andes (20 mins), and Stamford (30 mins) to name just a few. You'll also be just 15 minutes from the Pakatakan Farmers' Market and the Catskill Recreation Center's gym and pool. When you're not enjoying your magical property, there's hiking and fishing on the East Branch Delaware River (20 mins), skiing at Belleayre Mountain Ski Center (25 mins), and tons of wilderness and wild forests to further immerse yourself in nature.

MLS ID: 20232044
Status Category: Active
Zone: R5
Year built: 1904
Bedrooms: Five
Full Baths: Three
Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 2
Bedroom 4 Level: 2
Other 1 Level: -
SqFt 1st: 1619
Attic: Stand Up, Walk Up

Virtual Tour:
https://www.zillow.com/view-idx/0c83c022-1f8c-4e7e-9a81-53098899acc3?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard

Listing Category: Residential
Area, sq ft: 3238 sq ft
Acreage: 90.34
Age: 100-200
Bathrooms: 3
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 2
Den Level: 2
Other 2 Level: -
Basement: Full, Walk Out, Interior Access, Unfinished
Other Rooms: Library, Other/see Remarks, First Floor Bedroom
Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Oven-built In, Range-built In, Refrigerator, Washer

Wood Stove: Freestanding, Wood

Miscellaneous Features: Bar-wet

UTILITIES

Heat Source: Forced Air

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Farm House

Construction: Frame/stick

Porch: Deck, Open

Other Buildings: Gazebo, Other/see Remarks

Views: Meadow, Mountain

Additional Exterior Features: Solar Panel Own

Lot: 3

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

Directions: From Ny-28 W, Turn Right Onto Bridge St In Margaretville; Left Onto Main St; Right On Walnut St; Continue Onto Margaretville Mntn Rd; Right On Co Hwy 6; Right On Thompson Hollow Rd; Left On To Mead Rd.

LISTED BY

Office Name: Compass Greater Ny, Llc

Agent First Name: Megan

Agent 2 First Name: Hillary

Flooring: Hardwood

Cooling/Air Conditioning: Central

Heating Fuel: Oil

Water: Drilled Well

Electricity: 200 Amps

Driveway: Gravel

Style: Farm House, Victorian

Siding: Wood

Roof: Asph Shingle

Lot Features: Landscaped, Meadow, Pond, Private, Slope-gently, Wooded, Other/see Remarks, Water Frontage

Water Features: Creek, Pond

Lot Dimensions: Variable

School District: Margaretville Central Schools

County: Delaware County

Office 2 Name: Compass Greater Ny, Llc

Agent Last Name: Brenn-white

Agent 2 Last Name: Kolos



Contact us

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