



**DELAWARE**  
1207 Glen Burnie Rd, Delhi, NY 13753

<https://gristmillrealestate.com>

**\$1,250,000**

Welcome to Brooksong Farm! This magnificent farmhouse nestled on a bucolic country road tells a story of a bygone era. With classic, romantic details throughout, this timeless beauty features original details dating back to the 1700s while incorporating all of the improvements needed for modern living. This is one of the great houses of Delaware County that needs to be experienced to be truly appreciated. In addition to the 6 bedrooms, three full bathrooms and two half bathrooms, the home has a formal living room, formal dining room, library, and expansive family room. There are endless opportunities to gather at this majestic retreat. Charming details abound throughout the home, including a claw foot tub, original molding, a slate mud room, and screened in porch. Step outside onto the 120' long mahogany porch, one of the largest porches in Delaware County, and soak in all of the sites and sounds of nature from the comfort of your own home. The historic dairy farm and retreat features several charming outbuildings, including a carriage house and a two-story barn. The carriage house, built in 1800 offers 6 horse stalls and room for sleds and carriages. The barn, also built in 1800, has room for 40 cows along with a milking room that is currently used as an antique shop. Both the barn and the carriage house feature hand hewn timber beams and brand new standing seam metal roofs. A fully insulated, hand-built pond house with its own outhouse, adjacent to the two-acre pond, allows you to fully immerse yourself in nature. Sited on 150 acres of land, including 40 acres of fields and 93 acres of woods and trails, this handsome retreat offers over 2,000 evergreen trees, a two-acre stream-fed pond with its own private island, waterfalls, and over a mile of stacked stone walls. Logging trails throughout the property offer endless opportunities for hiking and outdoor activities. Rock formations, including caves and ledges offer unparalleled views of the surrounding mountains. Couple these features with the adjacent apple orchard and established vegetable garden and you have no reason to leave the property. Depending on your needs, this special place can easily be reimagined as a wedding venue, artists retreat, or bed and breakfast. Alternatively, bring this house back to its original roots as your own personal gentleman's farm. The home includes modern upgrades, including brand new Andersen and Pella windows throughout, new standing seam metal roof, new high efficiency 5-zone propane heating system, whole house security system, fiber optic cable internet, new electric throughout, and smart thermostats for the radiant heating, The home is being offered turnkey and furnished for an easy transition to upstate life. The nearby town of Delhi has so much on offer, including charming boutiques like This & That Delhi and The Stonehouse, dining at Blue Bee Cafe and Hollow, and the Delhi Farmers' Market. Come experience the majesty of this historic dairy farm nestled on 150 acres. 2.5h to NYC.

**MLS ID:** 20232284

**Status Category:** Active

**Zone:** R

**Survey:** Y

**Age:** 200+

**Full Baths:** Three

**Listing Category:** Residential

**Area, sq ft:** 3732 sq ft

**Acreage:** 149.74

**Year built:** 1860

**Bedrooms:** Six

**Half Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** 1

**Other 2 Level:** 2

**SqFt 2nd:** 1416

**Attic:** Walk Up, Stand Up

**Amenities:** Garden Area

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Microwave, Oven-built In, Range, Refrigerator, Washer, Energy Star Appliances

**Fireplace Description:** Stone, Propane, Wood

**Wood Stove:** Freestanding

**Miscellaneous Features:** Ceiling-beamed, Ceiling-cathedral, Ceiling-vaulted, French Doors, Security System

## UTILITIES

**Heat Source:** Baseboard, Hot Water, Radiant, Space Heaters, Wood Assist

**Hot Water:** Propane

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Dirt

**Style:** Farm House

**Color:** Yellow

**Porch:** Enclosed Porch, Screened Porch

**Other Buildings:** Additional Garage, Barn, Workshop

**Views:** Meadow, Mountain, Water, Panoramic, Farm, Creek

**Additional Exterior Features:** Waterfall Garden, Landscaped, Outside Lighting, Screened Porch

**Lot:** 10

## LOCATION DETAILS

**Area/Town:** Delaware

**Lot/Site:** Rural

**Directions:** Route 28 To Glen Burnie Road.

## LISTED BY

**Office Name:** Fresh Air Realty

**Agent Last Name:** James

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 1 Level:** 2

**SqFt 1st:** 2316

**Basement:** Full, Unfinished

**Other Rooms:** Den, Great Room, Library, Workshop, First Floor Bedroom

**Total Rooms:** 13

**Flooring:** Ceramic, Hardwood, Slate

**Fireplace Location:** Family Room, Other/see Remarks

**Cooling/Air Conditioning:** Heat Pump, Ductless Split Ac Units

**Additional Interior Features:** Insulated Doors, Insulated Windows, Walk In Closets, Skylights, Master Bath, French Doors, Sliding Glass Doors, Electric Stove Connection, Washer Connection, Gas Dryer Connection, Smoke Detector, Carbon Monoxide Detector

**Heating Fuel:** Propane, Wood

**Water:** Spring

**Electricity:** 200 Amps

**Garage/Parking Extras:** Barn, Driveway, 3-car

**Style:** Farm House

**Construction:** Frame/stick

**Siding:** Vinyl

**Roof:** Metal

**Lot Features:** Cliffs, Landscaped, Meadow, Pond, Private, Rock Outcrop, Secluded, Wooded, Water Frontage

**Water Features:** Boat Dock, Creek, Pond, Stream, Water Access, Waterfall

**Lot Dimensions:** Irregular

**School District:** Delhi Central Schools

**County:** Delaware County

**Agent First Name:** Alexander



**Contact us**

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