



**SHANDAKEN**  
1420 Lower Birch Creek Rd, Pine Hill, NY 12465

**\$749,000**

<https://gristmillrealestate.com>

Discover absolute tranquility at this thoughtfully and sympathetically restored, fully off-grid farmhouse. Situated in a prime location on a picturesque, town-maintained road, at the end of which you will find the largely undiscovered Lower Birch Creek Forest Reserve, with its spring-fed pond for swimming and fishing and access to hiking trails. This welcoming, characterful, 3 bed, 2 bath period property with its expansive wrap-around porch and spacious living rooms, provides the perfect backdrop for large gatherings and a peaceful countryside retreat. The main floor features vaulted ceilings and there are solid wood floors throughout. The large, light-filled, recently renovated kitchen with custom cabinetry and granite countertops offers plenty of space for cooking, prep, gathering and informal meals, while the adjacent dining room provides the ideal setting for more formal, or large group dining. Leading from the kitchen are two separate living rooms, each with their own feature fireplace with Jotul wood-burning stove, providing warm and inviting spaces for relaxation and people to gather. The primary bedroom, a full bathroom and two additional rooms, which can be used as offices, or additional guest accommodation, complete the main floor. Upstairs, are two more bedrooms, served by a second full bathroom. Outside, the enchanting terraced gardens with perennial planting, fenced-in vegetable garden, selection of fruit trees, stone-built pizza oven and fire pit have been designed to be enjoyed all year round, for entertainment, nourishment and quiet contemplation. Follow the winding path through the trees and over the meandering, babbling brook and you will come to the cedar-clad, wood-burning sauna; the perfect place to relax, after which a dip in the nearby natural plunge pool will leave you feeling fully rejuvenated. Continuing on the path leads you to the large, upper field, hidden from the house. Complete with stage, this provides the perfect arena for enjoying musical or theatrical performances, or for camping under the stars. A small, beautifully restored, two-story barn provides ample room for storage. The adjacent shed houses the lithium batteries for the solar power system, which provides the electricity for the whole property. Propane fuels the heating, stove and hot water. An EcoGen Generac back-up generator will top up the batteries should the energy reserves run low. Additional improvements, including a new roof in 2020, Jeld-wen wooden mullion, double-paned windows and closed cell-foam insulation work together to create an energy efficient, environmentally friendly home. Only two hours from the city, minutes from Belleayre ski center and beach, a short drive to Pine Hill's vibrant community center, tennis court and library and in easy reach of the thriving destination villages of Phoenicia and Margaretville, with their markets, shopping, restaurants, wine bars and cafés, this very special property has everything for the perfect Catskills getaway. This delightful property is available for sale on its own, or can be purchased with the cabin at 1463 Lower Birch Creek Road. See MLS #20232576.

**Addendum:** Matterport tour: <https://my.matterport.com/show/?m=sN8WrkX1UtM&brand=0>

**MLS ID:** 20232575

**Status Category:** Active

**Zone:** Multiple

**Survey:** Y

**Listing Category:** Residential

**Area, sq ft:** 1848 sq ft

**Acreage:** 2.1

**Year built:** 1925

**Age:** 61-100  
**Full Baths:** Two  
**Dining Room Level:** 1  
**Bedroom 1 Level:** 1  
**Bedroom 3 Level:** 2  
**Other 1 Level:** 1  
**SqFt 1st:** 1650  
**Attic:** Storage  
**Amenities:** Sauna  
**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In  
**Flooring:** Hardwood  
**Fireplace Location:** Living Room, Other/see Remarks  
**Miscellaneous Features:** Ceiling-beamed, Ceiling-vaulted, Security System

## UTILITIES

**Heat Source:** Wood Assist, Floor Heaters  
**Hot Water:** Propane  
**Electricity:** Off Grid, Stand By Generator

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway  
**Style:** Farm House  
**Siding:** Hardwood  
**Roof:** Asph Shingle, Rubber  
**Lot Features:** Landscaped, Level, Slope-moderate, Wooded, Other/see Remarks  
**Water Features:** Brook, Creek  
**Lot Dimensions:** 2.1 Acres

## LOCATION DETAILS

**Area/Town:** Shandaken  
**Lot/Site:** Rural  
**Directions:** Exit 19 (kingston) On Ny State Thruway. Take Route 28 W To Pine Hill. Make Right Onto Birch Creek Rd, Then Right On Lower Birch Creek Rd To #1420 On Right. Park Opposite House, Or On Driveway.

## LISTED BY

**Office Name:** Coldwell Banker Village Green  
**Agent First Name:** Laura  
**Agent 2 First Name:** Victoria

**Bedrooms:** Three  
**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 2 Level:** 2  
**Den Level:** 1  
**Other 2 Level:** 1  
**Basement:** Partial  
**Other Rooms:** Office, Study, First Floor Bedroom  
**Virtual Tour:** <https://vimeo.com/861063029>

**Appliances:** Dishwasher, Range-built In, Refrigerator  
**Fireplace Description:** Stone, Wood  
**Wood Stove:** Wood  
**Additional Interior Features:** Insulated Windows, Sauna/steam Room, Smoke Detector, Carbon Monoxide Detector

**Heating Fuel:** Propane  
**Water:** Drilled Well  
**Sewer:** Cesspool

**Style:** Farm House  
**Construction:** Frame/stick  
**Porch:** Open  
**Other Buildings:** Shed  
**Views:** Creek  
**Additional Exterior Features:** Stand By Generator, Solar Panel Own  
**Lot:** 58

**School District:** Onteora Central  
**County:** Ulster County  
**Neighborhood:** Pine Hill

**Office 2 Name:** Coldwell Banker Village Green  
**Agent Last Name:** Warren  
**Agent 2 Last Name:** Stent

### Contact us

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