



**DELAWARE**  
761 Cooks Falls Rd, Roscoe, NY 12776

**\$449,500**

<https://gristmillrealestate.com>

Welcome to Beaverkill River House! This beautiful riverfront property is a rare opportunity to own on one of the world's premier fly fishing rivers. The circa 1900 gem has been in the same family for three generations and is looking for its next lucky caretakers. Upon entering, you'll be greeted by a warm and inviting entry that leads into a spacious living room with beautiful hardwood floors and large windows that frame gorgeous river views. The adjacent cozy den features the requisite wood stove for chilly Upstate nights. A large dining room is perfect for hosting family gatherings and dinner parties, and sits conveniently right off the kitchen. Speaking of the kitchen - this recently renovated space is equipped with modern appliances, including a Thermador range, ample counter space, and plenty of cabinets for storage, making meal preparation a breeze. The first floor also features a recently renovated full bathroom. On the second floor, you'll find 4 sunny bedrooms, each with its own unique character and charm. A full bath is conveniently located at the top of the staircase for your guests. The third floor is occupied entirely by the primary suite, offering a restful private retreat. It features a large sitting area, en-suite bathroom, vaulted ceilings and a convenient laundry room. A lovely and private backyard offers a welcome oasis, with stone fire pit and a small stream loaded with watercress, in case you're looking to jumpstart your home herb garden. The front porch faces out to your private stretch of the Beaverkill River, just across the sleepy country road. Try your hand at fly fishing or just enjoy sitting in the tranquil waters watching the bald eagles overhead. The current owners have upgraded many major systems over recent years, including a new metal roof and boiler in 2022, new septic and leach field in 2014, and gut renovations on the kitchen and bathrooms. In recent years they have successfully offered the property on AirBnB. Located just a short drive from the town of Roscoe, where you'll have easy access to shopping, dining, and a seasonal farmers' market. Be sure to stop in for a burger and frozen cocktail at The Junction and get pointers from the local anglers coming off a long day on the water.

**MLS ID:** 20233386

**Status Category:** Active

**Zone:** Sfr

**Year built:** 1900

**Bedrooms:** Five

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 1000

**Listing Category:** Residential

**Area, sq ft:** 2500 sq ft

**Acreage:** 0.25

**Age:** 100-200

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Date added:** Added 1 year ago

## EXTERIOR FEATURES

**Style:** Victorian

**Lot:** 8

**Lot Dimensions:** .25

## LOCATION DETAILS

**Area/Town:** Delaware

**County:** Delaware County

**School District:** Roscoe Central Schools

**Directions:** From Roscoe, Take Old 17 At The Blinking Yellow. 5 Miles Down, Slight Left Onto Cooks Falls Rd. House Is One Mile Down On The Right.

## LISTED BY

**Office Name:** Country House Realty, Inc.

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**Agent First Name:** Megan



### Contact us

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