



**\$995,000**

<https://gristmillrealestate.com>

Located in the heart of the picturesque Catskill “book village” of Hobart, this profitable and well-regarded boutique inn and gastropub is ready for its next proprietor. Be a part of the flourishing food and creative community of the Western Catskills with all this property offers including five well-appointed guest rooms, a pub with a fully-equipped commercial kitchen, a beer garden, and multiple outbuildings. Whether it’s a micro-wedding venue, upscale bed and breakfast, or pub for both locals and weekenders - this property can provide a multitude of revenue streams. The main building, built in 1890, was renovated and converted into a restaurant and inn by the current owner with impeccable design sense while maintaining all of its historic charm. A breezy, wraparound porch with additional restaurant seating leads into the reception area, bar, and dining room that seats approximately 55 customers. The ground floor also includes two spacious, fully furnished guest rooms with private entrances. Upstairs are three more furnished guest rooms (each with their own bathroom), a laundry room, and storage. Surrounding the property is a picturesque acre of land — a mix of open yard, tall shady Hemlock trees, and water frontage on the West Branch Delaware River — giving guests a sense of peace and nature while still being in a walkable village setting. Outbuildings include a barn with new flooring (perfect for events and dancing!), an adorable old schoolhouse that is begging to be converted into a tiny guesthouse or studio, and a shed for storage. The highlight outside is the beer garden space with picnic tables, a cantina/bar with outdoor grill for serving drinks and food, a bocce court, fire pits, performance stage, and new electric and sound system. The property has also hosted lovely weddings successfully which adds to its income-generating potential. Centrally located on a prime corner lot on Main St in Hobart (recently profiled in the New York Times, the village is home to eight independent bookstores), the property is 15 minutes or less from the Western Catskill towns of Bovina, Stamford, and Delhi, 30 minutes to Roxbury and skiing at Plattekill, and under 45 minutes to Windham, Hunter, and Belleayre ski mountains. The area abounds with hiking trails (including a rail trail steps away), fishing access, and local farm stands and markets—all this about 2.5 hours from the GWB!

**MLS ID:** 20233486

**Status Category:** Active

**Zone:** Unknown

**Year built:** 1890

**Bedrooms:** Five

**Half Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** -

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**Listing Category:** Residential

**Area, sq ft:** 3571 sq ft

**Acreage:** 1

**Age:** 100-200

**Full Baths:** Five

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** -

**Other 1 Level:** -

**SqFt 1st:** 2023

**Attic:** Stair/crawl

**Other 2 Level:** -

**Basement:** Partial, Walk Out, Unfinished

**Date added:** Added 10 months ago

## INTERIOR FEATURES

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

**Fireplace Description:** Brick, Wood

**Cooling/Air Conditioning:** Window Unit

**Flooring:** Ceramic, Hardwood

**Fireplace Location:** Dining Room

## UTILITIES

**Heat Source:** Baseboard, Radiators

**Hot Water:** Electric, On Demand, Tankless

**Plumbing:** Mixed

**Sewer:** Municipal

**Heating Fuel:** Electric, Oil

**Water:** Municipal

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Victorian

**Construction:** Frame/stick

**Porch:** Open, Patio

**Other Buildings:** Barn, Other/see Remarks

**Views:** Mountain

**Lot Dimensions:** Variable

**Driveway:** Gravel

**Style:** Victorian

**Siding:** Vinyl

**Roof:** Asph Shingle, Metal

**Lot Features:** Corner Lot, Landscaped, Water Frontage

**Water Features:** River

**Lot:** 1

## LOCATION DETAILS

**Area/Town:** Delaware

**Lot/Site:** Hamlet/village

**Directions:** From Ny-28, Turn Right Onto Co Rd 38; Right Onto Ny-30; Left Onto Ny-23w; Left On Railroad Ave; Left Onto Ny-10. Property Will Be On The Left.

**School District:** South Kortright Central Schools

**County:** Delaware County

## LISTED BY

**Office Name:** Compass Greater Ny, Llc

**Agent First Name:** Hillary

**Agent 2 First Name:** Hillary

**Office 2 Name:** Compass Greater Ny, Llc

**Agent Last Name:** Kolos

**Agent 2 Last Name:** Kolos



### Contact us

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