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\$1,795,000

This circa 1807 colonial brick farmhouse has, over the course of two centuries, transformed from an early-American private residence to a thriving inn and event venue. The symmetrical brick facade, a hallmark of its era, showcases the original paneled front door framed by sidelight and transom windows. Inside, the home exudes charm with original wide-plank floors, shiplap paneling, and five bedrooms with private baths. A well-considered 21st-century post and beam addition expands the living, dining, and entertaining spaces, dovetailing modern design with the farmhouse's historic character. Beamed 20-ft ceilings and Palladian windows flood the space with natural light. The commercial kitchen on the lower level serves as the creative center for on-site catering and events. Set on 4.6 acres in Stone Ridge, NY, the beautifully-landscaped grounds include a blue stone patio, deck, and a fire pit surrounded by Adirondack chairs, extending gracious entertaining to the outdoors. The property offers a separate carriage house with an open kitchen, dining, and living area on the main level. The second-story sleeping loft has a vaulted ceiling, hand-hewn beams, and a full bath. This versatile space can serve as private accommodations for guests or as on-site housing for an innkeeper, general manager, or chef/owner. Strategically located along Route 209 in the Rondout Valley, between the Shawangunk Ridge and the iconic Catskill Mountains, this property presents a prime opportunity for entrepreneurs and investors seeking their next hospitality venture. Whether a bespoke inn, an event venue, or a chef-driven restaurant, this historic gem sets the stage for creating the next sought-after destination in the eastern Catskills.

MLS ID: 20240258	Listing Category: Commercial/industrial
Status Category: Active	Area, sq ft: 2996 sq ft
Zone: Business	Acreage: 4.6
Year built: 1807	Age: 200+
Basement: Full	Other Rooms: Bedroom, Great Room, Office
Commercial Features: Fireplace(s), Kitchen Facilites, Laundry Room, Patio/decks, Private Restrooms, Smoke Detectors	/ Date added: Added 1 year ago

INTERIOR FEATURES

Flooring: Wide Board, Wood

UTILITIES

Heat Source: Baseboard, Central, Hot Water Hot Water: Oil Electricity: 200 Amps Cooling/Air Conditioning: Ceiling Fan, Window Unit

Heating Fuel: Oil Water: Drilled Well Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved Other Buildings: Barn, Guest House Lot Dimensions: 4.6

LOCATION DETAILS

Area/Town: Marbletown County: Ulster County

LISTED BY

Office Name: Four Seasons Sotheby's Int. Agent Last Name: Enloe Construction: Frame/stick, Masonry Lot Features: Landscaped, Level, Meadow, Parking Lot Lot/Site: Rural

School District: Rondout Valley Schools

Directions: Route 209 South Through Stone Ridge, Past County Rt 2. Follow Gps Directions To Elmrock Inn.

Agent First Name: Jennifer



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