



**\$3,495,000**

<https://gristmillrealestate.com>

Creative compound, multi-generational living, or personal retreat — you decide! Welcome to a truly extraordinary historic estate in the heart of Accord, one of the most sought after hamlets in the Hudson Valley. Beyond the gates, a sense of tranquility envelops you as you approach the meticulously restored and expanded 1815 stone home, surrounded by rolling hills, ponds, and the forest's edge. Privacy and modern amenities are both rarely found with homes of this vintage, as fans of the region's iconic stone homes know too well. The compound is a true testament to the commitment of the current owner and their team of artisans who spent two years breathing new life into this remarkable property. The main house, a masterpiece in itself, greets you with a grand entryway featuring a 10' high cupola that draws your gaze upward to the custom metalwork staircase while bathing the space in natural light. The sunlit kitchen is a chef's dream, boasting picture windows on three sides, Sub-Zero appliances, a 6-range dual-fuel ILVE stove, Wolf drawer microwave, wine fridge, and a custom underlit countertop. This natural gathering space has ample room for a large dining table, a balcony that's perfect for grilling, and access to the large bluestone patio. The details are endless, 12" face, White Oak floors (hand-picked felled trees) to imported Moroccan brass, vintage Noguchi light fixtures and Venetian plaster on the walls. The first floor also hosts a full bath adorned in handmade Zia tiles and a cozy guest bedroom. Upstairs, you'll discover the remarkably bright and expansive 1000 sq feet primary suite with its bucolic views, spa-like bathroom with soaking tub and radiant floors, vintage Scandinavian fixtures, and reclaimed chestnut beams from a 19th-century church. A library/studio on the landing plus another bedroom finishes this level. The lower level is designed for entertainment, featuring two large living spaces with a wood-burning fireplace, cozy den with exposed stone walls, a very romantic bathroom with clawfoot tub, and polished concrete floors with radiant heat. The two cottages are true show stoppers, with high-end finishes including white-washed solid hickory floors, imported Zia tiles, vintage lighting fixtures, and custom metalwork. Each cottage is equipped with a full kitchen and washer/dryer. One cottage boasts a private bluestone patio with outdoor shower, while the other features an early 20th-century stained glass windows in the lofted bedroom and living space. These buildings are totally flexible: equally suitable for hosting guests, creating your perfect work from home haven, or housing staff. The barn, with its vaulted ceilings, could not be a more iconic spot to entertain. The building has been almost entirely rebuilt, exposing original woodwork and adding new details like reclaimed mid-century sliding doors which open to the bluestone firepit area. A newly poured concrete floor with radiant heat makes it a versatile space for large gatherings in three-plus seasons, and an unfinished two-story area with a separate entrance would be ideal for a music, yoga, or art studio. There is currently a two-car garage and a separate area stands ready to build out a much larger garage. Wander the estate, past the babbling creek to the spring-fed pond, and the thoughtful landscaping with borders created from on-site bluestone. Every detail has been perfected, creating a harmonious connection between the land and the structures. Located minutes from INNESS, this property offers proximity to golf, tennis, pools, and seven-day-a-week dining with stunning Catskills views (plus a luxurious spa coming this spring). Explore nearby attractions such as Minnewaska State Park, Mohonk Preserve, Westwind Orchard, Saunderskill Farm, Arrowood Farms, Accord Market, Mill & Main, and more. This estate is a masterpiece of history, craftsmanship, and natural beauty awaiting your presence.

**MLS ID:** 20240357

**Status Category:** Pending

**Zone:** Residential

**Survey:** Y

**Age:** 100-200

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** G

**Bedroom 2 Level:** 2

**Den Level:** G

**Other 2 Level:** -

**SqFt 2nd:** 1196

**Other Rooms:** Office, Studio, Study, Workshop

**Listing Category:** Residential

**Area, sq ft:** 3588 sq ft

**Acreage:** 20

**Year built:** 1815

**Bedrooms:** Three

**Living Room Level:** G

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Other 1 Level:** -

**SqFt 1st:** 1196

**SqFt 3rd:** 1196

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Refrigerator, Washer

**Fireplace Description:** Stone

**Cooling/Air Conditioning:** Ductless Split Ac Units

**Flooring:** Concrete, Wide Board, Radiant

**Fireplace Location:** Family Room

## UTILITIES

**Heat Source:** Ductless Mini Split Sys

**Hot Water:** Electric

**Sewer:** Septic-ingr.

**Heating Fuel:** Electric

**Water:** Drilled Well

**Utility Level:** G

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Stone

**Construction:** Frame/stick, Stone

**Porch:** Open

**Other Buildings:** Barn, Guest House, Office, Studio, Workshop

**Views:** Meadow, Water, Creek

**Lot Dimensions:** 20 Acres

**Garage/Parking Extras:** Driveway, 1-car

**Style:** Contempo, Stone

**Siding:** Clapboard, Stone

**Roof:** Asph Shingle, Metal

**Lot Features:** Landscaped, Meadow, Pond, Private, Slope-gently, Wooded

**Water Features:** Creek, Pond, Stream

**Lot:** 20.100

## LOCATION DETAILS

**Area/Town:** Marbletown

**Lot/Site:** Rural

**Directions:** Make Your Way To Us-209 S/main St In Stone Ridge Turn Left Onto Us-209 S/main St Continue About 2 Min 1.7 Miles Turn Right Onto Kripple Bush Road Continue For 4.8 Miles To Breezy Hill Road Make A Right Onto Breezy - Go To End To Gate

**School District:** Onteora Central

**County:** Ulster County

## LISTED BY

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

**Agent First Name:** Diana

**Agent 2 First Name:** Megan

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

**Agent Last Name:** Polack

**Agent 2 Last Name:** Brenn-white



**Contact us**

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

