



**WOODSTOCK**

323 Wittenberg Rd, Bearsville, NY 12409

<https://gristmillrealestate.com>

**\$665,000**

A 1.9-acre country retreat nestled among the towering pines of Bearsville awaits a new owner. The living and dining areas of the home's first level feature hand-hewn beamed ceilings and a fieldstone fireplace to help keep you warm on chilly Catskill evenings. The farmhouse kitchen melds rustic cabinetry with modern appliances and quartz countertops. From the living room, a pair of glass French doors open to stone patios and a seasonal pond. Upstairs are three bedrooms, one of which is being used as a home office, and a sunny bath that are connected by hardwood floors dating back to 1933. Added bonus: The present owners have transformed a 400 square foot 19th-century barn into a flexible modern-day guest house that does double duty as a home office for the work-from-home set. The guest house combines a double height studio space with a loft and a full, marble, spa-like bath—all heated by radiant flooring. The barn's original ceiling, reclaimed barnwood flooring and an eight-foot-tall Woodstock window create a perfect artist studio or a soothing spot for your guests. Set at the head of the home's circular drive is a carport with rough-cut beams and a metal roof that complements the design of the guest house. Thanks to its natural landscaping and mature pines and shrubs, this property exudes a magical atmosphere and bucolic elan. Please come and see for yourself.

**Addendum:** The 400sqft Guest House brings the total living space to 1664 square foot.

**MLS ID:** 20240391

**Status Category:** Active

**Zone:** R

**Year built:** 1933

**Bedrooms:** Three

**Full Baths:** Two

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 1664

**Attic:** Pu Dw

**Listing Category:** Residential

**Area, sq ft:** 1664 sq ft

**Acreage:** 1.9

**Age:** 61-100

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Other 2 Level:** 1

**Basement:** Full

**Date added:** Added 11 months ago

## INTERIOR FEATURES

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

**Fireplace Description:** Stone

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

**Additional Interior Features:** Skylights

**Flooring:** Ceramic, Hardwood

**Fireplace Location:** Living Room

**Miscellaneous Features:** French Doors

## UTILITIES

**Heat Source:** Baseboard

**Water:** Drilled Well

**Sewer:** Septic-ingr.

**Hot Water:** Electric

**Plumbing:** Mixed

## EXTERIOR FEATURES

**Garage Type:** Carport Detached

**Style:** Colonial

**Siding:** Wood

**Lot Features:** Landscaped, Pond, Slope-gently

**Lot:** 1

**Garage/Parking Extras:** Carport

**Construction:** Frame/stick

**Other Buildings:** Additional Living Unit

**Lot Dimensions:** 1.91

## LOCATION DETAILS

**Area/Town:** Woodstock

**County:** Ulster County

**School District:** Onteora Central

**Directions:** Route 212 To Wittenberg Rd Bear Left Follow To #323 On Left.

## LISTED BY

**Office Name:** Coldwell Banker Village Green

**Agent Last Name:** Ford

**Agent First Name:** Henry T



### Contact us

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