



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 7 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



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