



**WOODSTOCK**  
8 Chimney Rd, Woodstock, NY 12498

<https://gristmillrealestate.com>

**\$825,000**

Nestled within the serene landscapes of Woodstock, this quintessential rustic contemporary ranch, with its roots tracing back to a c.1930 one-room native bluestone ice house, is a rare gem, (with a definitive mid-century vibe) awaiting the discerning buyer seeking a primary or second home sanctuary just two hours from NYC. Boasting a rich history of thoughtful expansions by the current owners since their acquisition in 1968, this splendid residence has evolved into a sophisticated yet simple country retreat. Offering 3 bedrooms and 3 bathrooms, the residence features a very spacious living area, an ample, vaulted dining room, an inviting eat-in kitchen, and a den/office with an ensuite bathroom. The lower level reveals two finished rooms, (a rec room and an office-below grade and not in the square footage) expanding the functionality of this unique property. Positioned strategically on the mountainside, mere moments from Woodstock Village, this haven provides a tranquil escape while ensuring privacy from neighboring structures. Designed and crafted by the architect owner, with an emphasis on solid and low-maintenance construction, the home now beckons a new owner and caretaker to infuse it with fresh vision. While currently super comfortable, the potential for this residence to become a show-stopping masterpiece is apparent, making it an ideal investment for the right buyer seeking comfort and tranquility. Location, location, location!

**Addendum:** As there is a scheduled open house for Saturday 3/9 from 12-2, and it is anticipated that some prospective purchasers will be traveling to see this home, the sellers will be reviewing all offers received simultaneously on Tuesday 3/12 after a call for offers by 4:00pm that day. This is done in order to give fair opportunity for anyone who wishes to consider the property and present an offer. Offers should be emailed to the seller's agent prior to 4pm Tuesday.

**MLS ID:** 20240564

**Status Category:** Active

**Zone:** Res 1

**Year built:** 1950

**Bedrooms:** Three

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** -

**Other 1 Level:** P

**SqFt 1st:** 2472

**Family Room Room Size:** 13-6x12-5

**Dining Room Room Size:** 20x15-3

**Listing Category:** Residential

**Area, sq ft:** 2472 sq ft

**Acreage:** 2.54

**Age:** 61-100

**Bathrooms:** 3

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Den Level:** L

**Other 2 Level:** 1

**Living Room Room Size:** 34x11-7

**Kitchen Room Size:** 11-6x9-6

**Den Room Size:** 21-6x15-4

**Bedroom 1 Room Size:** 13-9x13

**Bedroom 3 Room Size:** 15-3x11

**Other Room 2 Size:** 11x9-3 Din

**Other Rooms:** Great Room, Playroom, First Floor Bedroom

**Total Rooms:** 9

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Kitchen Description:** Cabinets Wood

**Flooring:** Carpet, Ceramic, Hardwood

**Fireplace Location:** Living Room

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Windows, Skylights, Smoke Detector

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Community, On Site

## EXTERIOR FEATURES

**Garage Type:** Carport Attached

**Style:** Ranch

**Construction:** Frame/stick, Stone

**Siding:** Wood

**Roof:** Asph Shingle, Rubber

**Lot Features:** Meadow, Slope-moderate, No Outlet Street

**Water Features:** Seasonal, Stream

**Lot Dimensions:** Irreg

## LOCATION DETAILS

**Area/Town:** Woodstock

**Elementary School:** Woodstock K-3

**County:** Ulster County

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-king

**Agent Last Name:** Safier

**Bedroom 2 Room Size:** 15-3x11

**Other Room 1 Size:** 26x11

**Basement:** Finished, Full, Walk Out, Interior Access

**Status:** [4](#)

**Virtual Tour:** <http://Y>

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

**Fireplace Description:** Brick, Wood, Zero Clearing

**Wood Stove:** Insert In Fp

**Miscellaneous Features:** Ceiling-beamed, Ceiling-cathedral, Security System

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** -

**Driveway:** Gravel

**Style:** Contempo, Ranch

**Color:** Brown

**Porch:** Deck, Enclosed Porch

**Other Buildings:** Shed

**Views:** Mountain

**Additional Exterior Features:** Landscaped

**Lot:** 29

**School District:** Onteora Central

**Lot/Site:** Rural

**Directions:** From Woodstock Village Green Take Rock City Rd Straight Across Glasco Tpke Onto Mead Mountain Rd., R Onto California Quarry, R Onto Chimney To First House On R.

**Agent First Name:** Harris



### Contact us

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