



2295 State Route 32
New Paltz, NY 12561
For Sale: \$1,250,000

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|-----------------|---------------|
| Type: | Single Family |
| MLS#: | 20251783 |
| Square Footage: | 0 |
| Taxes: | \$15,041 |
| Year Built: | 1940 |

Welcome to Plattekill Brook Farm, a charming 1940 farmhouse featuring four classic barns, creek frontage, and panoramic views of the Shawangunk Ridge. Located just minutes from the heart of New Paltz, the property offers an inspiring countryside setting on 5+ acres with easy access to local farm stands, acclaimed restaurants, and the scenic trails of Minnewaska State Park. The home spans over 3,200 square feet with five bedrooms, two and a half baths, and a flexible layout. On the main floor, the updated eat-in kitchen welcomes gatherings with its working stone fireplace and cathedral ceilings, while the primary suite, living room, and den/office provide a thoughtful separation of space. Just off the kitchen, an Adirondack-style lounge with a wood stove and natural finishes offers a cozy retreat and opens to a large sunroom overlooking the garden. Wide-plank flooring extends through several upstairs bedrooms, offering ample space for family and guests, while a walk-up attic provides convenient storage and potential for future expansion. Outside, enjoy a front-row seat to upstate's incredible sunsets. A gently sloping lawn leads to direct access to the Plattekill Creek, offering peaceful spots to sit, explore, or cool off in the warmer months. A bluestone patio, deck, and porches overlook mature landscaping and the surrounding countryside. Multiple barns dot the property, including a large 3,000-square-foot main barn with a second story and several smaller outbuildings, offering space for storage, farming, creative pursuits, or future development. The property currently operates as a successful, income-producing short-term rental with a proven track record. Whether you're seeking a full-time residence, a weekend retreat, or an income-generating property, Plattekill Brook Farm offers beauty, comfort, and flexibility in equal measure. A rare find just 90 minutes from Manhattan and close to everything that makes New Paltz so desirable.

Listing Details

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|---------------------------|------------------|------------------------|
| Asking Price: \$1,250,000 | Taxes: \$15,041 | Status: Active |
| Type: Single Family | MLS ID: 20251783 | Last Update: 9/30/2025 |
| Added: 377 Day(s) Ago | | |

Property Details

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|---------------------------------|-------------------|-------------------------|
| Address: 2295 State Route 32 | City: New Paltz | State: NY |
| Zip: 12561 | County: Ulster | Total Bedrooms: 5 |
| Total Bathrooms: 2 full, 1 half | Total Rooms: 11 | Fireplaces: 1 |
| Home Style: Farm House | Basement: Partial | Siding: Aluminum Siding |
| Year Built: 1940 | | |

Location Details

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|---------------------|---|-------------------|
| Lot Size: 5.3 Acres | Lot Description: Back Yard, Front Yard, | Driveway: Private |
| Water Front: No | Water Access: No | |

School Details

School District: Walkkill

Heating, Cooling, & Utility Details

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|-------------------------------|---------------------|-------------------------|
| Heat Type: Baseboard | Water Type: Private | Sewer Type: Septic Tank |
| Air Conditioning: Central Air | | |