HUDSON VALLEY
REAL ESTATE BROKERAGE



2295 State Route 32
New Paltz, NY 12561
For Sale: $1,175,000

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

Asking Price: $1,175,000
Type: Single Family
Added: 532 Day(s) Ago
Taxes: $15,041
MLS ID: 20251783
Status: Active
Last Update: 11/2/2026

Property Details

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

Location Details

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

School Details

School District: Wallkill

Heating, Cooling, & Utility Details

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