



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

Type:	Single Family
MLS#:	868482
Square Footage:	3,176
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: \$1,250,000	Taxes: \$15,041	Status: Active
Type: Single Family	MLS ID: 868482	Last Update: 9/30/2025
Added: 139 Day(s) Ago		

Property Details

Address: 2295 State Route 32 S	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Square Footage: 3,176
Total Bedrooms: 5	Total Bathrooms: 2 full, 1 half	Total Rooms: 13
Fireplaces: 1	Home Style: Farm House	Basement: Partial
Siding: Aluminum Siding	Year Built: 1940	

Location Details

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

School Details

School District: Walkill	Elementary School: Plattekill	Middle School: John G Borden
High School: Walkill		

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
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