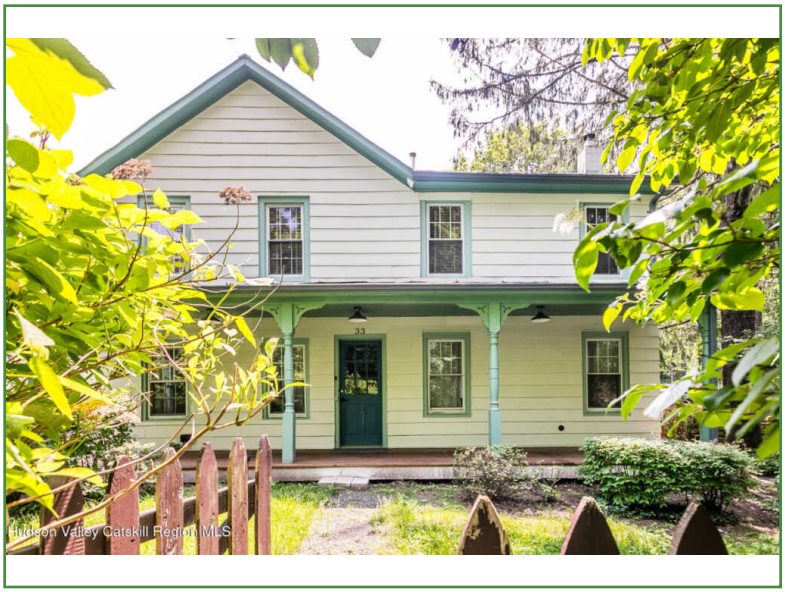
HUDSON VALLEY
REAL ESTATE BROKERAGE



33 Tannery Brook Road
Woodstock, NY 12498
For Sale: $975,000

Type:	Single Family
MLS#:	20252396
Square Footage:	0
Taxes:	$7,582
Year Built:	1870

Nestled in the heart of Woodstock, this beautifully transformed farmhouse, originally constructed in the 1870s, seamlessly blends historic charm with modern living. The current owners, a talented architect and interior designer, have meticulously renovated this property to enhance its original architecture while maximizing natural light and integrating the surrounding landscape. The zoning allows for a B&B or Hotel. This distinctive, income-generating two-unit residence offers an unrivaled location and a wealth of opportunities. The property includes two separate units, each featuring two bedrooms and two full bathrooms. The open-plan living and dining areas in both units are flooded with natural light, providing perfect spaces for entertaining or unwinding. The kitchens are equipped with custom white birch cabinetry, elegant American Jet Mist gray granite countertops, and a full suite of Bertazzoni and Haier appliances. Each unit boasts a generous primary bedroom suite with a stylishly appointed bathroom showcasing custom glass and tile work and Hansgrohe fixtures. A spacious 170+ square foot covered front porch, adorned with cedar decking, invites you to enjoy the serene natural surroundings. Notable features of the farmhouse include Schoolhouse lighting fixtures, exposed beams, and vaulted ceilings. Modern updates encompass new plumbing, heating and cooling systems, electrical work, and closed-cell spray foam insulation. Additionally, a drainage system extends from the basement to the stream at the rear of the property. The right unit includes a staircase leading to a versatile, renovated lower level measuring 935 square feet. This partially subterranean space, with transom windows, is ideal for a game room, yoga studio, gym, home office, or theater. It can also be accessed via an exterior door from the backyard and includes a utility room, a laundry room with an LG washer and vented dryer, and ample storage. Architecturally designed for flexibility, this home can be easily converted into a single-family residence with four bedrooms and four bathrooms. The property features a shared driveway with four designated parking spaces. Perfectly situated close to town, this farmhouse offers easy access to Ski Resorts, as well as nearby restaurants, shops, farmer's markets, and outdoor activities like hiking and biking. This reimagined farmhouse is not just a home; it's a gateway to leisure, adventure, and a lucrative investment opportunity. 33 Tannery Brook is an active Airbnb so showings need to be scheduled around guests. Reach out to schedule an appointment or request a link to the Matterport Tour.

Listing Details

Asking Price: $975,000
Type: Single Family
Added: 521 Day(s) Ago

Taxes: $7,582
MLS ID: 20252396

Status: Active
Last Update: 6/24/2025

Property Details

Address: 33 Tannery Brook Road
Zip: 12498
Total Bathrooms: 4 full
Basement: Full

City: Woodstock
County: Ulster
Total Rooms: 8
Year Built: 1870

State: NY
Total Bedrooms: 4
Home Style: Farm House

Location Details

Lot Size: 0.2 Acres
Water Front: No

Lot Description: Back Yard, Gentle Sloping,
Water Access: No

Driveway: On Site

School Details

School District: Onteora

Elementary School: Woodstock