



Hudson Valley, Catskill Region, MLS. Been Altered in Anticipation of Paint and Repairs

4 Churchland Road  
Saugerties, NY 12477  
For Sale: \$1,325,000

Type: Single Family  
MLS#: 20253995  
Square Footage: 0  
Taxes: \$9,437  
Year Built: 1940

Currently home to a celebrated local artist and musician, this extraordinary reimagined church compound offers a rare opportunity to live, work, and create in a truly one-of-a-kind setting. Encompassing nearly 10,000 square feet across multiple structures, the property blends historic character with modern adaptability, making it an inspired choice for artists, entrepreneurs, and visionary investors. The former dining hall—an impressive 33' x 76' space with soaring ceilings and abundant north-facing light—now serves as a painting studio and includes an eat-in kitchen with a spacious master suite above. The converted church, complete with original stained glass windows from 1897 and choir loft bedroom, offers a 35' x 50' open floor plan currently used as a music room for recording and rehearsal. Outside, beautifully landscaped grounds surround a heated saltwater pool and lush perennial gardens, creating a private oasis. A 2,400-square-foot, three-bedroom farmhouse with master suite, formal dining room, living room, sunroom, full basement, and detached two-car garage adds both versatility and income potential, fronting the property with classic charm. With the appropriate approvals, zoning allows for a wide variety of future uses, including an art gallery, retreat center, bed-and-breakfast or inn, restaurant, retail or antique shop, or health and educational facility. Perfectly located at the epicenter of the Mid-Hudson Valley, the property is close to the NYS Thruway and just minutes from Saugerties Village, the Woodstock Colony of the Arts, Kingston, Rhinebeck, and Hudson, and only 30 minutes to skiing at Hunter Mountain. A truly singular offering, unlike anything else on the market.

### Listing Details

Asking Price: \$1,325,000	Taxes: \$9,437	Status: Active
Type: Single Family	MLS ID: 20253995	Last Update: 8/29/2025
Added: 172 Day(s) Ago		

### Property Details

Address: 4 Churchland Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 4 full, 1 half	Home Style: Farm House	Basement: Exterior Entry
Siding: Frame	Year Built: 1940	

### Location Details

Lot Size: 1.09 Acres	Water Front: No	Water Access: No
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### School Details

School District: Saugerties

### Broker Details

Halter Associates Realty	Sean Zimmerman	James Billingsley
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