



3251 Route 212
Woodstock, NY 12409
For Sale: \$775,000

Type:	Single Family
MLS#:	20254310
Square Footage:	0
Taxes:	\$8,083
Year Built:	1925

Tucked deep within a private woodland, a long, winding drive opens to a sunny meadow garden where two enchanting homes share a graceful circular drive. Thoughtfully sited for privacy and connection, the houses balance the romance of a bygone era with modern updates designed for today's country living. Built by celebrated artists and actors Wilna Hervey and Nan Mason, affectionately remembered as "The Big Girls," both the cottage and barn home are rich in history and creative spirit. Live in one while hosting guests, extended family, or artists in residence in the other. Together, they create an ideal setting for gatherings or quiet retreats. Inside, you'll find polished wood floors, bright kitchens, and inviting living spaces. The barn home features a screened porch accessible from the bedroom and main living area, overlooking nature and a private fire pit. Though it presents as two stories, its main level is single-floor living, complemented by a spacious attic with potential for a loft, studio, or second floor. The second home, a cheerful white country cottage, greets you with a bluestone terrace, perfect for morning coffee, evening conversations, or meditations on nature. A tucked-away loft provides a cozy hideout for children or reading, while a classic Woodstock-style painter's window floods the living area with light and frames treetop views. The oversized bedroom offers sweeping garden and meadow vistas. The grounds on more than eight private acres invite exploration and potential subdivision. Both homes have undergone many improvements, including an EV charger, water purification, and new smart appliances. A whimsical old shed, structurally reinforced and ready for reinvention, awaits transformation into a studio, workshop, or garden house. Despite the property's secluded feel, you're just a short stroll to the Cub Market and Bearsville Theater complex, only four minutes from the heart of Woodstock.

Listing Details

Asking Price: \$775,000	Taxes: \$8,083	Status: Active
Type: Single Family	MLS ID: 20254310	Last Update: 9/15/2025
Added: 6 Day(s) Ago		

Property Details

Address: 3251 Route 212	City: Woodstock	State: NY
Zip: 12409	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 2 full	Fireplaces: 1	Home Style: Cottage
Siding: Frame	Year Built: 1925	

Location Details

Lot Size: 8.24 Acres	Lot Description: Front Yard, Level, Many	Driveway: Circular Driveway
Water Front: No	Water Access: No	

School Details

School District: Onteora

Heating, Cooling, & Utility Details

Water Type: Well	Sewer Type: Shared Septic	Air Conditioning: Ductless
------------------	---------------------------	----------------------------

Broker Details