



3207-3209 Route 212  
Woodstock, NY 12409  
For Sale: \$1,199,000

Type:	Single Family
MLS#:	20254339
Square Footage:	0
Taxes:	\$10,295
Year Built:	1939

Enchanting Woodstock Compound with a Craftsman Home, Cottage, and Historic Barn. Welcome to a truly rare offering in the heart of the Catskills, just minutes from the center of Woodstock, yet tucked away in a storybook setting of trees, meadows, and the soothing sounds of the Sawkill stream. This private 1.85-acre homestead compound blends rustic charm with modern versatility, featuring a Craftsman home, sun-drenched cottage, and historic barn. Each building has its own character, purpose, and potential.

**The Craftsman Home.** Thoughtfully restored and offered fully furnished, this two-story residence boasts cozy elegance and charm. An inviting front porch sets the tone for relaxed country living, while the 3-season sunroom offers the perfect perch for morning coffee or quiet reading. Inside, original hardwood floors, wainscoted ceilings, and a bright, open layout offer space for entertainment and relaxation. Upstairs, two bedrooms and a stylish bath provide a peaceful retreat. The spacious basement offers extra storage or workshop potential. Currently operating as a short-term rental, this home is truly turn-key for those seeking an income-producing property or an effortless weekend escape.

**The Bearsville Cottage.** A charming blend of vintage soul and creative flair, this one story, two-bedroom, one bath cottage is perfect as a guest house, rental unit, or home office. Exposed wood beams, oversized artist windows, and a cozy woodstove make the living space both inspiring and inviting. A private bedroom entrance offers added privacy for tenants or guests, while the open kitchen and living area seamlessly extends into the backyard for easy indoor-outdoor living.

**The Historic Barn.** Once home to the Bearsville Woodworking Collective, where the famed Pete Seeger commissioned the building of the Hudson River Sloop, Woody Guthrie, this large barn holds a legacy of artistry and craftsmanship. Its soaring ceilings, open floor plan, and natural light make it ideal for a studio, gallery, or workshop. French doors open to a bluestone patio overlooking stone gardens and field, an inspiring space for creatives or gatherings. The upper attic provides additional space for storage or future expansion.

**The Land & Location.** The Woodstock compound is fully fenced with fruit trees, open field, and garden beds; ideal for farming or simply enjoying quiet nights under the stars. A babbling creek runs year-round, adding to the property's natural serenity. Whether you're dreaming of a regenerative homestead, a live/work artist's retreat, a multi-generational family property, or an income-generating opportunity; this magical compound offers flexibility and soul in equal measure. Located just minutes from Woodstock's vibrant restaurants, music venues including the Bearsville Theater, and art galleries with easy access to hiking, swimming, and all the natural beauty of the Catskills. This is a truly one-of-a-kind offering where history, nature, and creative potential come together.

**Listing Details**

Asking Price: \$1,199,000	Taxes: \$10,295	Status: Active
Type: Single Family	MLS ID: 20254339	Last Update: 3/24/2026
Added: 245 Day(s) Ago		

**Property Details**

Address: 3207-3209 Route 212	City: Woodstock	State: NY
Zip: 12409	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 2 full	Home Style: Arts & Crafts	Basement: Storage Space
Siding: Frame	Year Built: 1939	

**Location Details**

Lot Size: 1.85 Acres	Lot Description: Garden, Landscaped,	Driveway: Unpaved
Water Front: No	Water Access: No	

**School Details**