



72 Old Farm Road
Rhinebeck, NY 12572
For Sale: \$880,000

Type:	Single Family
MLS#:	916703
Square Footage:	2,440
Taxes:	\$10,103
Year Built:	1980

Tucked away at the end of a winding dirt road, The Fern House is simply in a world of its own. Surrounded by 6.7 magical wooded acres, filled with black birch trees, and bordered by 250 acres of woodland, you will find total privacy: just ferns, trees, and the sounds of nature. You can sip coffee on the porch, listen to the birds (the wood thrush are legendary), and watch the woods come alive—or host friends and family in a home that was built to be shared. Home of a writer, the 2,400 sq. ft. space offers ample living area with an open living area, high ceilings throughout, three large, light-filled bedrooms, including one so large it could be divided, and two full bathrooms, including a soaking tub surrounded by windows. The spacious kitchen features cabinetry custom-made in England by Smallbone of Devizes. Off the kitchen, you'll find a cozy office, and reading room to enjoy the peaceful nature from the windows year-round. Hardwood floors stretch throughout, and natural light pours in. The open L-shaped layout offers both living and family room spaces. Non-toxic finishings throughout. This home is a ready-to-layer canvas for the finishings of your choosing, on a peaceful, private Rhinebeck lot that is increasingly harder to find. Many recent updates include a newly graveled drive, new interior and exterior paint, new fixtures, a new stainless steel fridge, a new washer and dryer, a fully renovated laundry room, tiled shower, and vanities. The full, walkout, dry, level basement is ideal for finishing into additional space, and the acreage offers plenty of opportunity for additional lawn if desired. When you're ready to connect with the outside world, Rhinebeck is just 5 miles away. Known for its historic charm, farm-to-table dining, boutique shops, and a vibrant arts scene. Rhinebeck is one of the most sought-after towns in the Hudson Valley. Living here means you can enjoy total seclusion at home while still being minutes from culture, community, and convenience.

Listing Details

Asking Price: \$880,000	Taxes: \$10,103	Status: Active
Type: Single Family	MLS ID: 916703	Last Update: 10/2/2025
Added: 12 Day(s) Ago		

Property Details

Address: 72 Old Farm Road	City: Rhinebeck	State: NY
Zip: 12572	County: Dutchess	Square Footage: 2,440
Total Bedrooms: 3	Total Bathrooms: 2 full	Total Rooms: 10
Home Style: Farm House	Attic: Crawl	Basement: Full
Siding: Frame	Year Built: 1980	

Location Details

Lot Size: 6.6 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

School Details

School District: Rhinebeck	Elementary School: Chancellor Livingston	Middle School: Bulkeley
High School: Rhinebeck		

Heating, Cooling, & Utility Details

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