



8 Tannery Brook Road
Woodstock, NY 12498

For Sale: \$899,000

Type: Single Family
MLS#: 20254854
Square Footage: 0
Taxes: \$11,073
Year Built: 1960

Large shade trees filter dappled sunlight across this property's private waterside retreat, where the ancient stone wall of the streambed tells the story of millennia, smoothed by the eternal passage of water. Just steps from the vibrant rhythm of Tinker Street and the creative heartbeat of Woodstock, this nearly 2,500 square foot mixed-use property is more than a home or an investment, it is a rare experience. With Hamlet Commercial zoning, three distinct enclosed spaces, and versatile layouts, the possibilities extend from live/work retreat to boutique inn to entirely new ventures envisioned by its next owner. At the heart of the property is the Tannery Brook Waterfall, an in-town oasis that defines daily life here. The rushing water is constant and soothing, carrying through open windows, drifting across private decks, and enlivening the riverside lawn. Outdoors, picnic seating invites you to linger at the water's edge. Indoors, oversized UV-protected windows frame the cascade as if it were living art. Few properties offer such natural drama in the very center of a village. The main residential level is a beautifully renovated two bedroom home with comfort and flow at its core. A cook's kitchen anchors the open plan layout, connecting seamlessly to dining and living spaces where the waterfall becomes the backdrop. A spa-inspired bath with steam shower and central air adds modern ease, while a private deck offers an immersive view of Woodstock's most famous falls. Above, "A Woodstock Waterfall Hideaway" serves as a fully permitted short-term rental with glowing five star reviews. This one bedroom apartment features its own kitchen, living area, and workspace, and offers guests the unforgettable experience of sleeping beside the sound of water, all within moments of Woodstock's celebrated cafés, shops, and galleries. Additional features include a separately rented street-level commercial studio and a detached office, originally a garage, creating even more flexibility and income potential. There is no need for a car, as the bus stop from New York City is only steps away. With its central walkable location, multiple revenue streams, and rare position directly on the falls, this property offers both natural beauty and cultural vitality. It is not just a home or an investment, but a lifestyle, and an unparalleled opportunity in the heart of Woodstock. A 3D Walkthrough Tour is available in the digital Lookbook or by request from the listing agent.

Listing Details

Asking Price: \$899,000
Type: Single Family
Added: 135 Day(s) Ago

Taxes: \$11,073
MLS ID: 20254854

Status: Active
Last Update: 2/7/2026

Property Details

Address: 8 Tannery Brook Road
Zip: 12498
Total Bathrooms: 2 full
Basement: Concrete

City: Woodstock
County: Ulster
Total Rooms: 11
Siding: Frame

State: NY
Total Bedrooms: 3
Home Style: Bungalow
Year Built: 1960

Location Details

Lot Size: 0.14 Acres
Water Access: No

Lot Description: Garden, Landscaped, Rock Water Front: No

School Details

School District: Onteora

Heating, Cooling, & Utility Details