



13-16 Torn Hill Road
Woodstock, NY 12409
For Sale: \$1,055,000

Type:	Single Family
MLS#:	20255109
Square Footage:	0
Taxes:	\$10,405
Year Built:	1935

Hidden away at the end of a private country lane, just minutes from the heart of Woodstock, lie the Sunshine Cottages—a rare opportunity to own two beautifully renovated homes on almost three private acres with mountain views. This exceptional property blends timeless Woodstock character with modern comfort, offering seclusion and convenience in an idyllic setting. The two cottages, each a two-bedroom home, sit gracefully apart, creating a warm and inviting atmosphere from the moment you arrive. The craftsman-style cottage exudes authentic Woodstock charm with rounded doorways, vaulted beamed ceilings, and a cozy fireplace. A blue stone entryway leads into the welcoming living area, while an oversized picture window perfectly frames the surrounding landscape and views. The country kitchen and sunroom with a wood-burning stove offer perfect spots to unwind. Upstairs, an additional bedroom feels like a private hideaway with a bathroom and a walkout rooftop deck. The modern cottage is equally enchanting. It features two bedrooms, one bathroom, and an expansive living area with a three-seasons sunroom and fireplace. A screened-in porch and deck invite easy indoor-outdoor living, perfect for dining, relaxing, or simply listening to the quiet hum of the woods. The current owner has thoughtfully updated both cottages, with renewed bathrooms, refreshed interiors and exteriors, and carefully chosen finishes that balance rustic character with modern ease. The property's legal, transferable short-term rental permit (STR) adds valuable flexibility for those seeking an income-producing opportunity or a place to share with guests. The cottages capture the best of both worlds — privacy and connection, nature and culture, quiet and creativity. Most of the furnishings are included in the price, so you can rent or enjoy them immediately. Whether you envision a personal sanctuary, a full-time residence, or a dual-rental investment, this property offers endless possibilities in a magical and deeply rooted setting. A 3D Walkthrough Tour is available in the digital Lookbook or by request from the listing agent.

Listing Details

Asking Price: \$1,055,000	Taxes: \$10,405	Status: Active
Type: Single Family	MLS ID: 20255109	Last Update: 11/19/2025
Added: 56 Day(s) Ago		

Property Details

Address: 13-16 Torn Hill Road	City: Woodstock	State: NY
Zip: 12409	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 0	Fireplaces: 1	Home Style: Cottage
Year Built: 1935		

Location Details

Lot Size: 2.84 Acres	Lot Description: Cleared, Cul-De-Sac,	Driveway: Circular Driveway
Water Front: No	Water Access: No	

School Details

School District: Oteora

Heating, Cooling, & Utility Details

Heat Type: Oil	Water Type: Well	Sewer Type: Septic Tank
----------------	------------------	-------------------------