



1 Wittenberg Road  
Woodstock, NY 12409  
For Sale: \$1,495,000

Type:	Single Family
MLS#:	948056
Square Footage:	2,566
Taxes:	\$13,467
Year Built:	1873

Welcome to Bearsville Record House, a landmark property with a legacy deeply rooted in American music. Originally built in 1873 and once home to famed Bearsville Records, this storied compound includes two dwellings; the main farmhouse and a guest cottage, plus a studio building waiting to be finished to your specs. A gunite saltwater pool, outdoor kitchen, and fenced-in plum orchard complete the grounds, all along 500 feet of private Sawkill creek frontage. The property has been transformed into a private compound that honors its heritage and balances artistry and modern comfort, all just minutes from Woodstock's vibrant center. The three-bedroom, two-bath main house retains its 19th-century character while offering thoughtful updates throughout. Highlights include a vaulted living room with wood stove, a library sitting room with cedar sauna, and a chef's kitchen that's both functional and awe-inspiring. Centered around a dramatic wood-burning hearth, it is a showpiece of form and function with a six-burner Capital range, Liebherr refrigeration, radiant-heated bluestone floors, and stainless steel and granite surfaces. Details like limewashed walls, hardwood floors, a clawfoot tub, cedar sauna, and custom dressing-room armoires highlight the care and craftsmanship that define the home, and a screened-in porch and covered front porch extend the home's livability through the seasons. Across the grounds, the guest cottage with a copper roof offers radiant-heated floors, a propane fireplace, a full bath with a walk-in shower, and a kitchenette. A separate studio building adds further flexibility, inviting use as a workspace, recording room, or additional living area. Outdoors, the gunite saltwater pool sits beside a stone patio with a built-in outdoor kitchen complete with grill, sink, and mini fridge. Raised garden beds, a fenced orchard with plum trees, and private creek frontage along the Sawkill create an idyllic setting, complemented by a carport with copper roof and a full-house automatic generator. Located steps from the Cub Market and the Bearsville Theater restaurants, and just two miles from downtown Woodstock, this property is both a private retreat and a cultural landmark. Steeped in creative history and surrounded by the natural beauty of the Catskills, it's a rare and remarkable piece of Hudson Valley's artistic legacy.

### Listing Details

Asking Price: \$1,495,000	Taxes: \$13,467	Status: Active
Type: Single Family	MLS ID: 948056	Last Update: 2/18/2026
Added: 85 Day(s) Ago		

### Property Details

Address: 1 Wittenberg Road	City: Woodstock	State: NY
Zip: 12409	County: Ulster	Square Footage: 2,566
Total Bedrooms: 3	Total Bathrooms: 3 full	Total Rooms: 8
Fireplaces: 2	Home Style: Farm House	Attic: None
Basement: Partial	Siding: Frame	Year Built: 1873

### Location Details

Lot Size: 3.78 Acres	Lot Description: Back Yard, Front Yard,	Driveway: Driveway
Water Front: No	Water Access: No	

### School Details

School District: Onteora	Elementary School: Woodstock	Middle School: Onteora
High School: Onteora		