



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  
Type: Single Family  
Added: 42 Day(s) Ago

Taxes: \$13,467  
MLS ID: 948056

Status: Active  
Last Update: 2/7/2026

### Property Details

Address: 1 Wittenberg Road  
Zip: 12409  
Total Bedrooms: 3  
Fireplaces: 2  
Basement: Partial

City: Woodstock  
County: Ulster  
Total Bathrooms: 3 full  
Home Style: Farm House  
Siding: Frame

State: NY  
Square Footage: 2,566  
Total Rooms: 8  
Attic: None  
Year Built: 1873

### Location Details

Lot Size: 3.78 Acres  
Water Front: No

Lot Description: Back Yard, Front Yard,  
Water Access: No

Driveway: Driveway

### School Details

School District: Onteora  
High School: Onteora

Elementary School: Woodstock

Middle School: Onteora