



**97 John Joy Road**  
**Woodstock, NY 12498**  
**For Sale: \$825,000**

Type:	Single Family
MLS#:	20261715
Square Footage:	0
Taxes:	\$8,671
Year Built:	1875

Set beside one of Woodstock's most treasured and enduring landscapes, this quintessential Woodstock property unfolds along the edge of the Thorn Preserve--a protected 60-acre expanse celebrated for its sweeping open grasslands, riparian forest, ponds, and the most artist-captured views of Overlook Mountain. Even more remarkable, this landscape is permanently conserved, ensuring that the uninterrupted meadow vistas and natural beauty surrounding the property will remain untouched for generations to come. Positioned adjacent to this beloved preserve, the property itself feels deeply connected to its setting. At the heart of the land sits a circa 1875 cottage, rich with history and timeless charm. The 2-bedroom, 1-bath main house is defined by its inviting and authentic character, where every space feels intentional and grounded in warmth. The living room centers around a classic wood stove, creating a natural gathering point and an atmosphere that is both cozy and nostalgic--perfect for long winter evenings or relaxed weekends in the mountains. The interiors carry a sense of understated simplicity, where cottage-style living takes precedence--intimate yet functional, with a layout that flows easily from room to room. Each bedroom offers a quiet retreat, framed by views of the surrounding landscape and softened by natural light filtering through mature trees and open meadow beyond. The home's charm lies not only in its age, but in its connection with nature and serene interiors --perfectly embodying the spirit of classic Woodstock living. A covered front porch extends the living space outdoors, overlooking the meadow and toward the preserve beyond. It's an ideal setting for morning coffee, slow afternoons, or evening gatherings--where the landscape becomes a constant backdrop, shifting beautifully with the seasons. Complementing the main residence is a thoughtfully designed, stand-alone modern ADU that introduces a refined architectural contrast while maintaining a seamless connection to its surroundings. Clean lines and a minimalist sensibility define the space, creating a bright, open studio layout that feels both elevated and effortless. Inside, the ADU is anchored by a wood stove in the living area, adding warmth and texture to the modern design. The full bathroom is well-appointed, while a lofted storage area maximizes functionality without compromising the open feel of the space. The design prioritizes light, warmth, and connection to the outdoors--making it equally suited as a guest house, artist's studio, or private retreat. The ADU's private deck is a true highlight--positioned to overlook the Thorn Preserve and capture its most captivating perspectives. From sunrise to golden hour, the ever-changing sky and expansive meadow views create a setting that feels both inspiring and deeply calming. Together, the historic cottage and modern ADU form a rare and harmonious compound--blending old-world charm with contemporary design, all set against one of Woodstock's most iconic and permanently protected landscapes. Whether used as a full-time residence, weekend retreat, or flexible live/work environment, this property offers a lifestyle defined by beauty, privacy, and enduring connection to nature.

**Listing Details**

Asking Price: \$825,000	Taxes: \$8,671	Status: Active
Type: Single Family	MLS ID: 20261715	Last Update: 4/20/2026
Added: 54 Day(s) Ago		

**Property Details**

Address: 97 John Joy Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Basement: Unfinished	Year Built: 1875

**Location Details**

Lot Size: 1.89 Acres	Lot Description: Few Trees, Level, Native	Driveway: Circular Driveway
Water Front: No	Water Access: No	