



52 Pells Road
Rhinebeck, NY 12572
For Sale: \$3,850,000

Type:	Single Family
MLS#:	1003365
Square Footage:	6,089
Year Built:	1955

WhistleWood Farm A rare multi-use estate set on just under 40 acres in the heart of Rhinebeck, NY. Currently operating as a successful bed-and-breakfast, event venue, and horse boarding facility, WhistleWood Farm offers exceptional flexibility for both residential and commercial buyers seeking a true Hudson Valley destination property. Comprised of three parcels totaling nearly 40 acres, the property is equally suited as a private compound, gentleman's farm, equestrian retreat, boutique hospitality venture, or wellness-focused escape. Existing hospitality and equestrian infrastructure provide a strong foundation for continued or expanded use. The main residence spans approximately 4,500 square feet and features 5 bedrooms, 5 full baths, and 2 kitchens—offering remarkable flexibility for private living, guest accommodations, or hospitality operations. Complementing the main house is an beautifully appointed 1,500-square-foot carriage house with three bedrooms and three baths, rich in character and perfectly suited for guests, extended stays, or expanded event and hospitality use. Walking trails through the woods create a rare sense of privacy and connection to the landscape just moments from the heart of Rhinebeck Village—with its celebrated dining, farm-to-table restaurants, boutiques, and nearby Amtrak access. For the tennis enthusiast, premier tennis facilities conveniently located next door further enhance the property's lifestyle appeal. Open meadows, mature trees, and a coveted Village-adjacent setting make WhistleWood Farm a truly rare offering—equally compelling as a private estate, hospitality investment, or legacy property in the Hudson Valley. Additional features include solar power, further enhancing the property's efficiency and long-term sustainability.

Listing Details

Asking Price: \$3,850,000	Status: Active	Type: Single Family
MLS ID: 1003365	Last Update: 5/22/2026	Added: 6 Day(s) Ago

Property Details

Address: 52 Pells Road	City: Rhinebeck	State: NY
Zip: 12572	County: Dutchess	Square Footage: 6,089
Total Bedrooms: 7	Total Bathrooms: 4 full, 3 half	Total Rooms: 13
Fireplaces: 1	Home Style: Ranch	Basement: Storage Space
Siding: Wood Siding	Year Built: 1955	

Location Details

Lot Size: 14.75 Acres	Driveway: Covered	Water Front: No
Water Access: No		

School Details

School District: Rhinebeck	Elementary School: Chancellor Livingston	Middle School: Bulkeley
High School: Rhinebeck		

Heating, Cooling, & Utility Details

Heat Type: Propane	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Wall/Window Unit(s)		