HUDSON VALLEY
REAL ESTATE BROKERAGE



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. HOME FEATURES: • Approx. 4,600-square-foot main residence • Five bedrooms • Multiple gathering and entertaining spaces • Apartment within the main house • Two kitchens • Beamed and cathedral ceilings • Fireplaces • Separate 1,500-square-foot carriage house • Two-bedroom, two-bath carriage house • Additional apartment above the barn • Country views from many rooms • Flexible layout for private residential • Minutes to Rhinebeck Village and Rhinecliff Amtrak LOT FEATURES: • Nearly 40 acres in Rhinebeck, New York • Original stone walls throughout the property • Seven fenced pastures and one paddock • Two ponds • Over two miles of walking and riding trails • Keep Safe fencing throughout • Grass riding ring • Riding arena with TravelRight footing • Mature trees and open meadows • Minutes to Rhinebeck Village and Rhinecliff Amtrak HORSE FACILITY FEATURES: • Up to 12 stalls • Southern pine stalls with rubber stall mats • Stalls configured as 12x12 or 12x24 • Dutch doors from each stall leading outdoors • Wash racks • Tractor barn with four bays • Grass riding ring • Riding arena with TravelRight footing • Seven pastures and one paddock • Keep Safe fencing throughout • Apartment above the barn for staff, guests, or caretakers

Listing Details

Asking Price: $3,850,000
MLS ID: 1003365
Status: Active
Last Update: 8/31/2026
Type: Single Family
Added: 187 Day(s) Ago

Property Details

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

Location Details

Lot Size: 39 Acres
Water Access: No
Driveway: Covered
Water Front: No