HUDSON VALLEY
REAL ESTATE BROKERAGE



5 Downer Lane
Woodstock, NY 12498
For Sale: $1,200,000

Type:	Single Family
MLS#:	1006872
Square Footage:	3,172
Taxes:	$23,526
Year Built:	2019

Set on six bucolic acres along one of Woodstock's most scenic country roads, this extraordinary barn residence captures sweeping views of Overlook Mountain, the timeless beauty of the Hudson Valley landscape, and the quiet rhythm of a true farm setting. Reimagined from a historic 19th-century barn that was carefully disassembled and relocated from farther north, the home is a remarkable example of craftsmanship, creativity, and preservation. Following the tradition of Woodstock's celebrated handmade houses, the interiors were assembled over many years from salvaged architectural elements, reclaimed materials, and one-of-a-kind finds — each room richly layered with hand-hewn timbers, antique details, stained glass, and finishes that create an atmosphere unlike anything on the market. The grand living spaces are anchored by soaring timber-frame construction, warm gathering areas inside and out, open meadows, and unobstructed mountain views. The property comfortably accommodates farm animals, making it well-suited for a small hobby farm, equestrian use, or simply a deeper connection to the land. A heated pool, sauna, gym, and generous entertaining spaces complete the picture — along with proximity to Woodstock's beloved swimming holes, hiking trails, and village life. For those seeking a weekend escape, this is the kind of place you stop looking once you find it. For investors, the numbers speak clearly: the property carries a proven short-term rental track record in one of the Hudson Valley's most in-demand markets. Woodstock's STR environment has tightened considerably, making an established, permitted rental operation here a genuine asset — not a starting point. More than a residence, this is a work of art and a sound investment — an authentic expression of Woodstock's creative spirit with the income history to back it up.

Listing Details

Asking Price: $1,200,000
Type: Single Family
Added: 150 Day(s) Ago
Taxes: $23,526
MLS ID: 1006872
Status: Active
Last Update: 9/14/2026

Property Details

Address: 5 Downer Lane
Zip: 12498
Total Bedrooms: 4
Home Style: Converted Structure
Siding: Frame
City: Woodstock
County: Ulster
Total Bathrooms: 4 full
Attic: None
Year Built: 2019
State: NY
Square Footage: 3,172
Total Rooms: 10
Basement: Partial

Location Details

Lot Size: 5.85 Acres
Water Access: No
Driveway: Driveway
Water Front: No

School Details

School District: Kingston
High School: Kingston
Elementary School: E R Crosby
Middle School: M Clifford Miller

Heating, Cooling, & Utility Details

Heat Type: Propane
Water Type: Well
Sewer Type: Septic Tank