HUDSON VALLEY
REAL ESTATE BROKERAGE



28 Ballantine Lane
Woodstock, NY 12409
For Sale: $539,000

Type:	Single Family
MLS#:	20265614
Square Footage:	0
Taxes:	$5,610
Year Built:	1954

One of Woodstock's Original Handmade homes tucked away on almost 3 private acres at the end of a dead end lane. This 3 Bd/ 1.5 Ba home minutes to the center of Woodstock is the quintessential country retreat. Blending in with the natural Hudson Valley landscape this cedar and bluestone sided home leans into Woodstocks rich history of artists and builders utilizing their surroundings for sourcing materials and inspiration. This home is comprised of three floors with original hardwood floors and tile throughout.. Walking into the kitchen/ dining ares with exposed beams and original open fire cooking fireplace (now decommissioned). The country kitchen has original solid wood cabinets, all new stainless steel appliances (refridgerator and stove on their way) and a wall full of windows with one large picture window bringing the Catskill forest in to your little sanctuary. Walk out the kitchen door to the back bluestone patio for dining al fresco. A full bathroom with original, retro feel tile and cast iron tub on main floor. Upstairs is a gracious living room with cathedral ceilings, exposed hand hewn beams and brick fireplace perfect to lounge by on winter days and offering an organic secondary heat source throughout this sweet, cozy home. Bedroom is opened up to main living area. Walls of windows bathe this room with natural light and offer views only of trees and sky all around you. The bottom floor offers a bedroom and sitting area and half bath. Outside are bluestone stairs to meander the grounds and take in the beautiful woods that surround this private haven. Situated in the coveted Bearsville hamlet, this lovely home is minutes to the legendary Bearsville Theater, Woodstock Byrdcliffe Guild + Arts Colony and the center of Woodstock with it's cafes, top notch eateries and world renowned music venues. For outdoor enthusiasts Overlook Mountain, extensive trails throughout the Catskill Mountains and the Rail Trail are all a stone's throw away. This home makes the perfect retreat but also lends itself to expansion. As it is 1.5 acre zoning and it sits on almost 3 acres it has the capability to have a main home and accessory dwelling on this parcel so there is room for expanding for a compound feel (buyer to confirm with Woodstock Building Dept). Enjoy this classic home as is and expand over time . It is rare to find parcels with this kind of potential so privately sited yet minutes to Woodstock. .3 Bedroom on county info . Currently one bedroom and one open bedroom.

Listing Details

Asking Price: $539,000
Type: Single Family
Added: 40 Day(s) Ago

Taxes: $5,610
MLS ID: 20265614

Status: Active
Last Update: 10/4/2026

Property Details

Address: 28 Ballantine Lane
Zip: 12409
Total Bathrooms: 1 full, 1 half
Basement: Block

City: Woodstock
County: Ulster
Fireplaces: 1
Siding: Stone

State: NY
Total Bedrooms: 2
Home Style: Split Level
Year Built: 1954

Location Details

Lot Size: 2.93 Acres
Water Front: No

Lot Description: Secluded, Wooded
Water Access: No

Driveway: Gravel

School Details

School District: Onteora

Heating, Cooling, & Utility Details