HUDSON VALLEY
REAL ESTATE BROKERAGE



51 Hutchin Hill Road
Woodstock, NY 12409
For Sale: $699,000

Type:	Single Family
MLS#:	20266114
Square Footage:	0
Taxes:	$8,996
Year Built:	1860

Welcome to The Wander House, a beautifully maintained contemporary farmhouse tucked along one of Woodstock's most picturesque roads in the hamlet of Bearsville. Set on 5.01 wooded acres, this is a property that invites you to slow down, step outside, and discover something extraordinary. The magic begins just beyond the house, where winding stone pathways lead through a remarkable woodland landscape of moss-covered boulders, dramatic rock outcroppings, hidden clearings, and thoughtfully constructed stone labyrinths. Follow the trails up the ridge and you'll discover a tiny writing cabin once used by American historian Alf Evers, celebrated for his extensive histories of Woodstock and the Catskills. It's a special piece of local history, tucked into a landscape that feels beautifully preserved. The sound of the rushing Sawkill Creek, just across the road, provides a peaceful backdrop. Closer to home, beautifully established gardens, apple and pear trees, and mature landscaping create a natural sense of privacy, while expansive, tiered bluestone patios offer generous space for outdoor dining, entertaining, or simply enjoying the surrounding landscape. A screened gazebo provides another lovely place to linger, and hand-laid stone walls lend the grounds a timeless quality. Originally dating to 1860 and extensively rebuilt, the two-bedroom, two-bathroom farmhouse blends historic character with thoughtful modern comforts. Wide-plank yellow pine floors, solid wood doors, and an original stone fireplace bring warmth and texture to the living spaces. The inviting eat-in kitchen features custom spalted maple cabinetry, stainless steel appliances, and direct access to the outdoor patios. A bright main-level bedroom sits near a spacious full bath with a jetted soaking tub, radiant-heated marble floor, and laundry. A generous entry room offers flexibility for a home office or additional workspace. Upstairs, a hickory staircase leads to a spacious sitting area and primary bedroom with access to a private balcony and exterior stairs connecting to the grounds. The renovated second bathroom features a glass-enclosed shower and radiant-heated floor. Thoughtful improvements provide modern convenience, including a roof replaced in 2024 and a new on-demand water heater, water pressure tank, and well pump installed in 2025. Additional updates include HVAC systems with dehumidification, a fireplace insert, chimney improvements, UV water treatment system, and a whole-house generator. Recent servicing and maintenance further reflect the care this home has received. Located on a quiet, no-through road approximately ten minutes from the heart of Woodstock, The Wander House offers a distinctive combination of privacy, character, history, and convenience. These five acres aren't meant to be mowed. They're meant to be wandered.

Listing Details

Asking Price: $699,000
Type: Single Family
Added: 39 Day(s) Ago

Taxes: $8,996
MLS ID: 20266114

Status: Active
Last Update: 11/11/2026

Property Details

Address: 51 Hutchin Hill Road
Zip: 12409
Total Bathrooms: 2 full
Home Style: Farm House

City: Woodstock
County: Ulster
Total Rooms: 8
Year Built: 1860

State: NY
Total Bedrooms: 2
Fireplaces: 1

Location Details

Lot Size: 5.01 Acres
Water Access: No

Lot Description: Garden, Many Trees, Rock

Water Front: No

School Details