HUDSON VALLEY
REAL ESTATE BROKERAGE



1 Wrolsen Drive
Saugerties, NY 12477
For Sale: $469,000

Type:	Single Family
MLS#:	20266532
Square Footage:	0
Year Built:	1885

Historic Hudson Valley Barn Near Woodstock & Saugerties -- A Rare Creative Opportunity An authentic circa-1885 post-and-beam barn offering approximately 3,400 square feet of historic character, flexible studio space, and exceptional potential for creative use. Just minutes from Woodstock and Saugerties, this distinctive property sits on more than an acre surrounded by mature cedar trees, with the craftsmanship and scale rarely found today. Substantially built and retaining its original strength and character, the barn features chestnut posts and sills, traditional mortise-and-tenon joinery, and soaring timber-frame construction--a testament to the craftsmanship of its era. Currently configured with three studio spaces, a large unfinished area, and a traditional barn section with gravel floor and sliding barn doors, the property offers a compelling opportunity for artists, makers, designers, entrepreneurs, and investors seeking a distinctive creative workspace or business setting. The expansive unfinished space invites possibilities for a gallery, workshop, expanded studio, or spacious living space. A future live/work conversion , 2 family housing, or additional uses may be possible, subject to zoning, permitting, and applicable approvals. The existing studios offer a range of improvements. Studios 1 and 2 are insulated and wired, with Studio 2 also featuring a sink and water system; both have access to a heated half bath. Studio 3 is insulated and wired, with a heat pump for heating and cooling, a half bath with full-bath rough-in, and kitchen-sink rough-in. Two separate parking areas provide convenient access to different levels of the building, offering flexibility for studio use, client visits, or collaborative work. Significant infrastructure improvements include a new roof in 2020, drilled well in 2025, pressure tank, water-treatment system, 1,000-gallon concrete septic tank and septic field, and 200-amp electrical service. Close to Woodstock's celebrated arts and music scene, restaurants, and the vibrant Village of Saugerties, this is a rare opportunity to create something distinctive in the heart of the Hudson Valley and Catskills region. Explore the potential for residential, creative and commercial uses. Owner financing possible. A remarkable historic barn ready for its next chapter. Previously marketed as 1 Highwoods Road, the property's legal address has been confirmed as 1 Wrolsen Drive following the filing of the recent subdivision.

Listing Details

Asking Price: $469,000	Status: Active	Type: Single Family
MLS ID: 20266532	Last Update: 11/4/2026	Added: 3 Day(s) Ago

Property Details

Address: 1 Wrolsen Drive	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full, 1 half	Home Style: Converted Structure	Year Built: 1885

Location Details

Lot Size: 1.16 Acres	Water Front: No	Water Access: No

School Details

School District: Saugerties

Broker Details

BHHS HUDSON VALLEY PROP-WDST	Cecily Sachi	Mark Kanter