

 LOCATION

Long Eddy, NY 12760

 DISTANCE FROM NYC

140 miles

 TAGS

Backyard Lawn, Barn, Bathroom, Bedroom, Clawfoot Tub, Colonial Federal, Distressed Patina, Exposed Beam, Fields, Fireplace, Living Room, Porch, Rustic, Terrace Patio, Traditional, Wood Floor, Woods

 SPECS

93 acres  
House - 1,100 sq ft  
Barn - 4,200 sq ft

 POWER

200 amp

 CATEGORIES

Barns, Event Space, Farm, House

## Notes

Private, secluded property on 93 acres of open field, meadow, fern forrest, hemlock forrest, multiple creeks, mountain view. There is also an area dubbed "the ruins", an old stone wall enclosure and natural clover covering the ground.

There is a 19th century classic farmhouse, with a modern rustic style. There is a wrap around porch with sunset views and a porch swing. Downstairs bathroom is oversized and has floor to ceiling metal casement window overlooking woods. Large upstairs bathroom has large windows and a vintage clawfoot tub.

The barn, almost 300-years old, is a stunning post and beam structure, open on three sides with massive doors open to nature. Two bathrooms have modern rustic design features. Two patios, one covered, with a blue stone floor; the other uncovered with pea gravel, both are 1000sf. There is a full commercial kitchen with convection oven, 6 burner stove/oven, speed racks, warming cabinet and commercial ice machine.

**Restrictions:**

No nailing in walls. Painting of walls pending owner approval and returning walls to original condition.

Staff building is off limits.







































