

# Residential - Pattersonville, NY



## 2323 Mariaville Scotch Church Rd, Pattersonville, NY, 12137

Offered at \$599,000

This is the ultimate property in an idyllic country setting with a large country home overlooking a pond, with timber, trails, fields and views of the Mohawk Valley and Adirondacks beyond that will take your breath away and leave you with a complete sense of peace and tranquility. This is the perfect place to get away from it all and enjoy everything the outdoors has to offer. The paved driveway is lined by a series of large mature spruce trees and leads over Terwilliger Creek. Complete privacy awaits as you pull up to the house which can't be seen from the road. The large 5-bedroom, 2.5 bath home features updated kitchen and baths and character throughout with tons of storage and room to stretch out. The "Side Gable Colonial" has been expanded over the years to provide additional living space perfect for a family- gatherings. There is a covered breezeway between the large garage and the house. As you enter the house you are greeted by a spectacular sitting room with full windows that provide incredible light. The high vaulted ceiling includes box beams. Sit in the sun, read a book or just gather with family for a quiet evening in front of the fireplace. A dutch door opens to the eat in kitchen which was remodeled just 7 years ago. Rustic barn board frames the eating area which includes a woodstove. Just off the kitchen is an updated laundry room featuring a wash sink. Above the kitchen is an office or guest bedroom with great light, a cathedral ceiling which features rustic beams with mortise and tenon joints. The large dining room has plenty of space for a large table perfect for family gatherings. Beyond the open stairs is the large living room which also features a corner fireplace and hard wood floors. The large first floor master bedroom includes a sliding glass door that opens up to a private 3 season room that overlooks the pond and views beyond. Upstairs there are 3 bedrooms and another full bath which includes a sky light. The doors feature antique door handles adding charm and character. Primary heat is provided by an oil burner but the wood stoves and fireplaces can also provide ample heat. There is also a new water purification system and well pump. The large 2 story garage has ample storage for up to 4 cars and includes a woodstove to provide heat and the perfect set up for a shop. The large pole barn is perfect for storage of farm equipment, lawn mowers and boats. There is a recently constructed custom dog kennel which includes power and indoor/outdoor component with high quality fencing. Convert this to a chicken coop and walk out and gather fresh eggs each morning! There is a fenced in back yard providing safety for pets or small children. There are 2 tillable fields that are the perfect location for hobby farming or pastures for goats, cows or horses. The terrain runs uphill from the house with a series of flat benches. There is roughly 30 acres of timber with oak, maple, cherry, ash and hemlock trees. Throughout the property there are also a number of apple trees. There are multiple trails throughout the property and with some light clearing they could be cleaned up and expanded to provide excellent hiking, mountain biking, snowshoeing, horse-back or ATV riding. Hunters take notice, this property sets up very well for deer, turkey and other small game. Heavy sign was seen throughout the property and multiple deer were witnessed while taking photos. There is an overgrown pasture in the middle of the timber that is level and could provide an incredible location for a food plot. There are numerous stand locations that provide good access and take advantage of the natural terrain. The pond was once stocked and could be the ultimate fishing hole. Cast your line from the small dock, dangle your feet in the water or jump in for a refreshing summer swim. The pond overlooks the primary field and the views of the Adirondacks in the distance. Just minutes to the thruway and close proximity to the town of Herkimer.

5 Bedrooms

3 Bathrooms

2,334 sqft

53.62 acre (lot size)

Built: Unknown year



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