

# Farm House, Deeded - Windham, NY



## 412 Mitchell Hollow Road, Windham, NY, 12496

Offered at \$1,500,000

You will be charmed from the moment you see the "Magical Angel on the Rock". Nestled on a hillside with panoramic views sits this glorious 3 bedroom, 2 bath renovated, inspired Farmhouse with picturesque Barn on over 26 acres of sub dividable pastoral land. Spend the afternoon in total bliss on the rocking chair porch overlooking the beautiful "forever wild" lake across the road. Explore the abundance of your private nature preserve in the upper fields, complete with 3 Enchanting Ponds, (perfect spots for fire pits!) with views of Windham ski slopes and captivating hemlock forest. Farmhouse offers lovely well-appointed kitchen, dining area, cozy living room with wood stove, sliding doors lead out to the pretty flagstone patio, a sun filled first floor bedroom, fresh new full bath, laundry room and mudroom. The second floor offers huge bunkroom, spacious primary bedroom with great storage, and large, bright full bath. Barn with its 3 stalls, loft area, and storage space is waiting for your imagination: guest cottage, art/yoga studio/gym. This is a rare opportunity to experience such a peaceful setting, just minutes from Windham Ski Resort, hiking, biking, golf, and restaurants. Easy 2 1/2 hour drive from NY metro area. House and Barn in process of being freshly painted. Being sold mostly furnished! Ready for ski season!!

3 Bedrooms

2 Bathrooms

2,200 sqft

26.1 acre (lot size)

Built: 1980



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