

\$1,595,000 - 253 Carpenter Road, Ghent

MLS® #146437

\$1,595,000

6 Bedroom, 5.00 Bathroom, 4,500 sqft
Residential on 21 Acres

N/A, Ghent, NY

First time offered in over 30 years, Broad Reach Farm is the iconic country farmhouse providing perfect hosting and entertaining space, a warm and gracious home, and Air BnB or farm income. Twenty open and fenced acres overlook conserved land, bisected by Jacoby's Creek - a year round spring fed stream - creating the setting for stunning sunsets and the ideal organic farm or family retreat. The original 1840's colonial has been updated and expanded with a main floor bedroom wing with oversized shower, radiant heat in bath floor and private access to porch. The heart of the home is an L-shaped kitchen/great room anchored by two fireplaces with access to porch and blue stone patio. The original portions of the house have gleaming wide board floors, beamed ceiling library/living room, and a dining room that easily hosts sixteen. A butler's pantry connects the kitchen and dining room and a half bath and large mudroom complete the first floor. Upstairs there are two ensuite bedrooms, one with sitting area, bath with large soaking tub and separate shower, and the other has vaulted ceilings and is flooded with light. Three large original bedrooms share a hall bath and there is a convenient second floor laundry area concealed behind sliding barn doors. An oversized 2 car garage has a separate mudroom with dog wash station and laundry, and additional guest suite above the garage creating a seventh bedroom and bath or additional Air BnB rental. Ten stall horse barn



was sited for potential conversion to party barn with south western facing pool site. An additional two stall barn with tack room and a run in shed complete the farm setting. The grounds feature mature perennial gardens, raised beds for vegetables, mature shade trees and willows flanking the creek. Ideal location 15 minutes to Hudson and Chatham, and easy access to Taconic Parkway. In addition, the two outside access guest suites currently generate approx. \$35K of annual Air BnB income, all while leaving the main 5 Br, 3.5Bth house for owner use. Mostly foam insulated and Hardiplank sided, whole house generator and high efficiency propane heat with 1000 gallon tank. Broker owned. Includes second lot deed restricted, not subdividable

Built in 1840

Essential Information

MLS® #	146437
Price	\$1,595,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,500
Acres	20.53
Year Built	1840
Type	Residential
Sub-Type	Residential
Style	Colonial, Center Hall
Status	Sold
MLS	cgndmls_sold

Community Information

Address	253 Carpenter Road
Area	Ghent
Subdivision	N/A

City	Ghent
County	Columbia
State	NY
Zip Code	12075

Amenities

# of Garages	2
Garages	Detached
View	Far Reaching, Pastoral, Stream

Interior

Appliances	Clothes Dryer, Dishwasher, Refrigerator, Freezer, Generator, Wall Oven, Stove, Clothes Washer, Water Treatment
Heating	Hot Water
Has Basement	Yes
Basement	Dirt, Partial, Unfinished
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Great Room, Kitchen

Exterior

Exterior	Other, Wood
Windows	Thermopane
Roof	Composite, Shingle
Construction	Frame, Post & Beam
Foundation	Poured Concrete, Stone

School Information

District	Taconic Hills
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Additional Information

Date Listed	May 19th, 2023
Days on Market	27