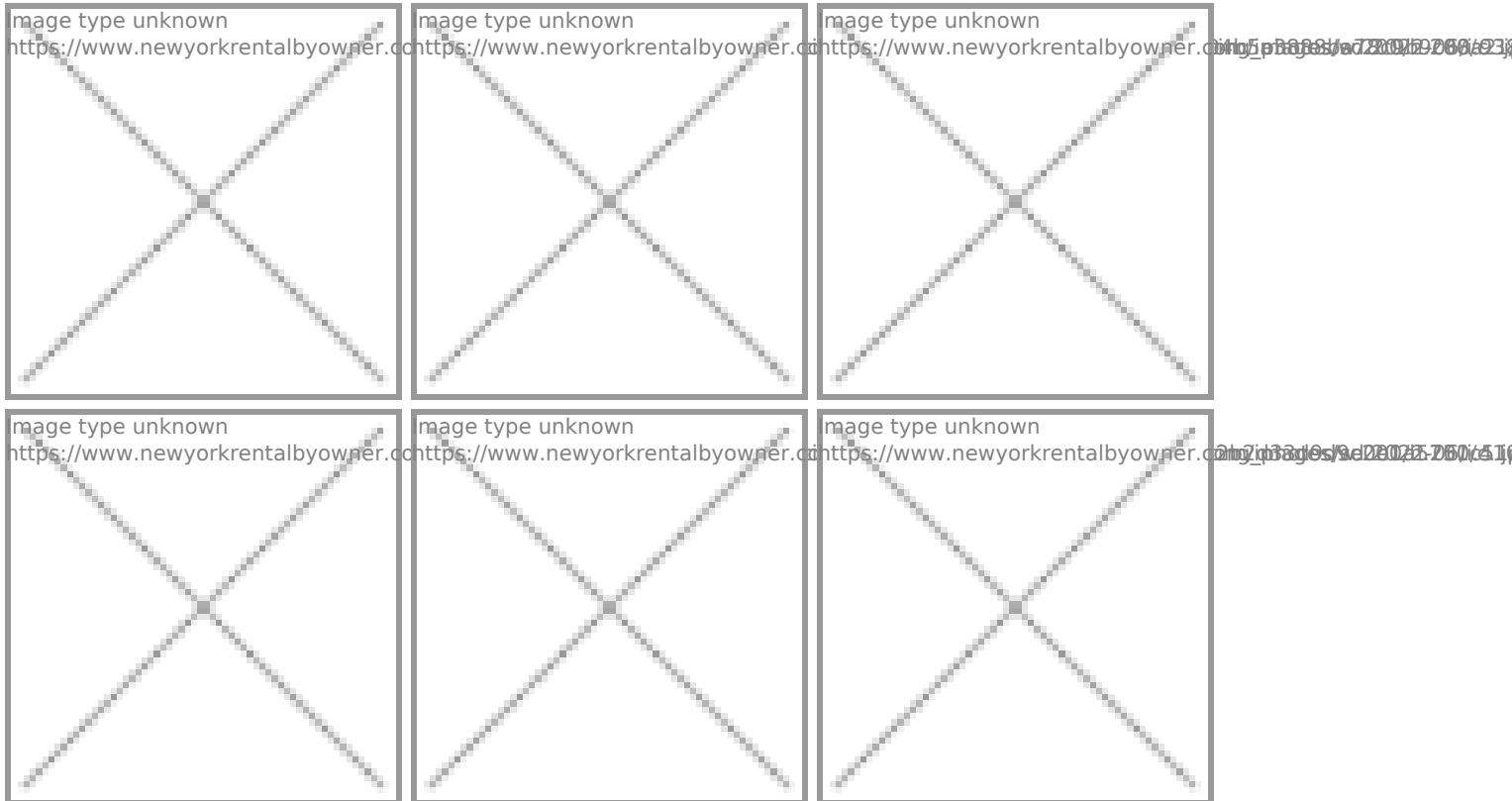


## Hudson Valley Historic Farmhouse on 34 Acres, Air Conditioned with Outdoor Fire Pit

## Summary

The Black Walnut Farm dates back to 1747 and is a true hidden gem in Saugerties, where it sits peacefully on 34 acres of open meadows and forested woodland.



## Description

The Black Walnut Farm is an idyllic country retreat tucked into a hidden corner of charming Saugerties, New York (100 miles north of NYC, about a 2-hour drive/train/bus ride). Situated on 34 acres of open meadows and forested woodland, the old stone house is a piece of living history: built in 1747 by Dutch colonists, it was one of the first 100 structures to be built in the county.

The property has everything you want in a country retreat: original wide-plank floors, two woodburning fireplaces and an outdoor fire pit, circa 1926 cast iron clawfoot tub in the main suite bathroom, and eclectic decor sourced from the famous antique shops the Hudson Valley is known for.

We acquired the property in 2021, and have updated the home with all the modern comforts and conveniences:

- Fully air-conditioned
- Lightning-fast WIFI (perfect for remote work)
- Updated kitchen with a fully stocked pantry
- Private nature trail
- Laundry Room

- Ample parking for 5 cars
- 6-8 minute drive to the grocery store, pharmacy, and village with boutiques, restaurants, farmer's market
- Pet-friendly

## **THE HOUSE**

Sleeps 8: Main Suite with King bed and wood-burning fireplace, two upstairs bedrooms with Queen beds, junior sleeping nook downstairs with Full bed. We also have 2 twin air mattresses available for your use.

2.5 bathrooms: the Main Suite has an ensuite bathroom with a clawfoot tub and shower, double-sink vanity, and toilet with bidet. The second upstairs bathroom has a tub and shower with handrails. The ground floor has a powder room with a washer and dryer. The kitchen has a dishwasher, farmhouse sink, and mini prep sink, plus a breakfast nook with seating for 5 and a coffee counter that seats 2.

Enjoy nature views in the enclosed all-season Sun Room, game night in the Living Room with an 8-foot woodburning fireplace, feasts for 10 in the Dining Room, or cocktails on the outdoor patio with lounge and dining areas. Our private nature trails weave through acres of woodland bordering the Mudderkill Creek.

## **COMFORTS OF HOME**

The outdoor patio features lounge seating for 10, a picnic table, and a Grillmaster combination charcoal grill + smoker.

The kitchen features Cuisinart stainless steel cookware, a full pantry of spices and herbs, and an array of kitchen tools and appliances.

We include plenty of firewood to stoke the 2 indoor wood-burning fireplaces (living room and main suite) plus our outdoor fire pit surrounded by 8 cedar Adirondack chairs. We include Wellies in our mudroom to borrow if you want to explore the grounds!

We have Google Home voice-activated speakers throughout the entire home for rooms filled with music. SmartTVs in the living room and Main Suite are set up with Netflix, HBO Max, Apple +, Prime Video, Hulu, and DStream (live Cable).

Play lawn games and lounge in the hammock in summer, pick apples from the trees on the property in the fall, or enjoy our sledding hill in winter (we have sleds for your use). Yoga mats are provided to continue your practice during your stay.

## **LOCATION DETAILS**

Travel by car, Trailways Bus, or Amtrak (Rhinecliff Station is 25 minutes away). 30-minute drive to Hunter Mountain, and 45 minutes to Windham Mountain for ski season (or, ziplining in the summer!).

Hiking at the Falling Waters Preserve, boat rentals at the Saugerties Marina, live music concerts at Opus 40 Sculpture Park, and antiquing at Saugerties Antique Center are all minutes away. We acknowledge and pay respect to the Munsee Esopus Tribe of the Lenape Indian nation, the original custodians of this land, 34 acres of vibrant property off the Esopus Creek in Saugerties, NY.

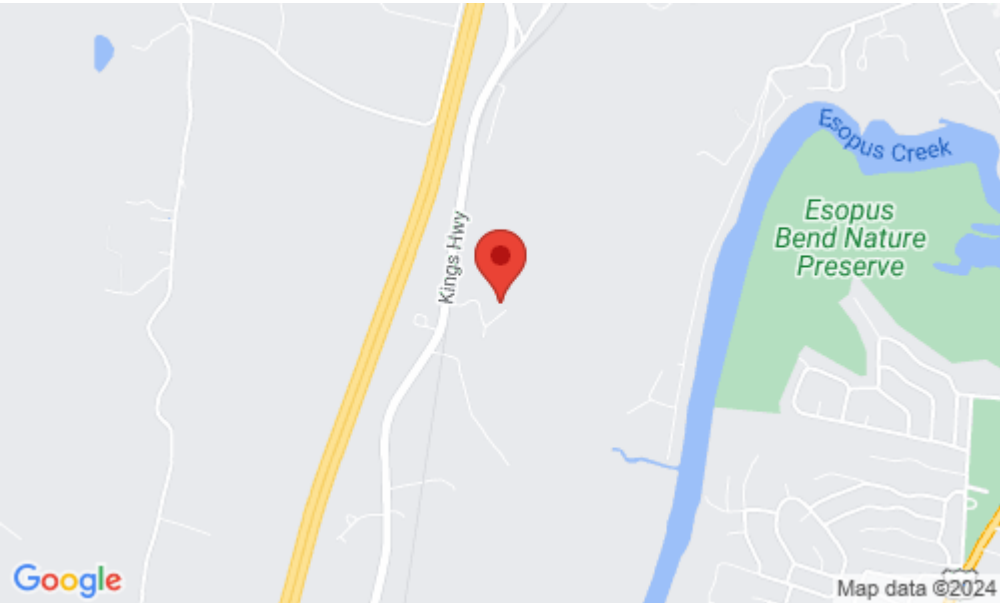
## **RAILROAD ADVISORY**

Our retreat is tucked away 200 yards behind the West Shore Railroad. Although the trains are part of our character and charm, they can be heard from the house. For a peaceful night's rest, please enjoy complimentary earplugs.

For more photos and info, visit: [www.theblackwalnut.farm/stay-here](http://www.theblackwalnut.farm/stay-here)

Map

**Address:** Saugerties, NY  
**Zip Code:** 12477  
**Latitude / Longitude:** 42.06714222505783 / -73.97368402661131



Nearest Airport	Albany International Airport	53 miles
Nearest Bus Station	Trailways	2.5 miles
Nearest Ski	Hunter Mountain	30 miles
Nearest Train Station	Rhinecliff Amtrak Station	16 miles

Additional Property Information

We have ample space for parking for 4-5 cars.

The property features a private nature trail.

The kitchen has a dishwasher, farmhouse sink, mini prep sink, Cuisinart stainless steel cookware, a full pantry of spices and herbs, and an array of kitchen tools and appliances, plus a breakfast nook with seating for 5 and a coffee counter that seats 2.

The outdoor patio features lounge seating for 10, a picnic table, and a Grillmaster combination charcoal grill + smoker.

We include plenty of firewood to stoke the 2 indoor wood-burning fireplaces (living room and main suite) plus our outdoor fire pit surrounded by 8 cedar Adirondack chairs.

We include Wellies in our mudroom to borrow if you want to explore the grounds! You're welcome to pick apples from the trees on the property in the fall, or enjoy our sledding hill in winter (we have sleds for your use). Yoga

mats are provided to continue your practice during your stay.

And, though we hope you'll relax here and escape the stresses of life— it's an excellent place to work remotely, with lightning-fast wifi.

#### Accommodation, Features

Farmhouse

**Bedroom(s):** 4 ( 8 Sleeps )

Full: 1, King: 1, Queen: 2, Rollaway: 2, Sleep Sofa: 1

**Bathroom(s):** 2

Combination Tub / Shower: 2, Half Bath: 1

#### Suitability

- **Long term rentals:** Yes
- **Pet Friendly:** Yes, pets welcome
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

#### Vacation Types

Away From It All, Family, Historic, Pet Friendly, Ski/Snowmobile, Sports & Activities, Year-Round Vacation Rentals

#### Location Type

Rural

#### Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Fitness Room / Equipment, Keyless Entry System, Linens Provided, Outdoor Grill, Telephone, Towels Provided, Washing Machine, Wireless Internet, Wood Stove

#### Indoor Features

Activities / Restaurant Guide, Alarm Clock, Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Handrails, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Lobster Pot, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

#### Outdoor Features

Bicycles, Deck / Patio, Fire Pit, Hammock, Lawn / Garden, Outdoor Charcoal Grill, Outdoor Furniture, Picnic Table, Porch / Veranda

#### Access & Parking

Covered Parking

#### Activities

##### Activities & Adventure:

Antiquing, Bird Watching, Boating, Cross Country Skiing, Equestrian Events, Hiking, Horseback Riding, Ice Skating,

Miniature Golf, Paddle Boating, Photography, Scenic Drives, Shopping, Sight Seeing, Skiing/Snowmobiling, Sledding, Swimming, Walking, Water Tubing, Wildlife Viewing

## Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$400 - \$467		-	-	1 Nights	-
No rates available						

## Fees, Taxes, Deposit

	Type	Price	Charge Type
NYS Hotel/Occupancy Tax	Required	5.875%	One time

## Policies

**Check in:** 15:00, **Check out:** 12:00

Please, no smoking inside the house.

Gatherings of up to 12 are fine, please no large parties.

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<https://www.newyorkrentalbyowner.com/public/upload/qrcodes/4521b8b43ccacd0ea443be522a1a830eL4.png>