

\$4,250,000 - 165 Hill Road, Accord

MLS® #20232830

\$4,250,000

4 Bedroom, 2.50 Bathroom, 2,300 sqft

Residential on 41 Acres

N/A, Accord, NY

One-in-a-Lifetime Creative Compound with Exceptional Farmhouse, Studios, and More
This truly exceptional 19th-century farmstead has been transformed into a sprawling bucolic compound. Gary Hume and Georgie Hopton “two renowned British artists who split their time between London and Accord” have left their unique stamp on nearly every inch of the 41.5 acres and its structures. You™ appreciate their eye and attention to both the details and the grand scheme of things. With two adjacent lots including woodlands, meadows, ancient orchards, gardens, and tranquil ponds, “this property guarantees unparalleled privacy and enjoyment. A terraced garden with cedar sauna sits next to a spring-fed swimming pond. Paths cut through meadows rich with vibrant wildflowers. A dock is set in a spring-fed pond dotted with lilypads. The 1860s farmhouse has undergone meticulous updates and additions that seamlessly blend modern comforts with rich historical charm. Upon entering, you'll be welcomed by a parlor adorned with custom hand-painted wallpaper and floors leading to the rocking chair porch on the back. The chef's kitchen, with its Miele appliances plus copper and marble countertops, seamlessly integrates with the living area (with the first of three fireplaces in this home), ideal for both culinary enthusiasts and entertainers. The view of the pond and rolling land over the dining room table could easily be mistaken for a painting, and meals can also be savored al



fresco on the bluestone patio or screened-in porch, complete with an impressive stone fireplace. The primary suite is a sprawling retreat, boasting a generous ensuite bathroom with two sinks overlooking the antique barns, a view of the pond from the freestanding tub, and tiled shower stall. Two additional bedrooms on the second floor are bright and full of character. Numerous outbuildings provide a range of versatile mixed-use opportunities, and this is where a lot of the current magic and future potential lies!

Glimpses of the dramatic saw-tooth roof of “Gary’s Studio”, located at the top of the property, are visible from the antique buildings below. The juxtaposition with the original farmstead and the extremely contemporary 4,500-square foot space faced with weathered Corten steel and shuttered concrete is both exciting and natural feeling.. With 25-ft-high ceilings, north-facing light, heat and cooling, and plenty of dedicated art storage, this is a space for a creator or collector. This versatile building has the potential to be seamlessly transformed into a residential haven, complete with a fully functional septic system, running water, a private driveway, and its own expansive lot

“Georgie’s Studio” – a bright, high-ceilinged space with a half bath, kitchenette, and radiant heat tucked away into a newer building made to feel weathered and at home in its surroundings – feels somehow airy and cozy at the same time. The “Little Studio”, with its top-floor bedroom and full bathroom, and uniquely rustic sitting room plus additional large office/studio space, offers yet another space to play, work, or host. And there are many more buildings to explore (a map will be provided to visitors!) Additional upgrades include a detached two-car garage, stand-by generator that covers the entire property and buried electrical wires. In the vicinity, nature enthusiasts can explore the

outdoors in Accord and neighboring Kerhonkson at Vernooy Kills, Mohonk Preserve, and Minnewaska State Park. A 10-minute brief drive will take you to Inness, a boutique hotel, restaurant, and membership club that attracts many creative individuals the area with social events, classes, with tennis, golf, and pool. Under an hour to almost all the most sought-after upstate towns “ Kingston, Woodstock, Hudson, and more “ and it’s just 90 miles to the George Washington Bridge. Note: outdoor sculptures are not included in the price but they (and some furnishings) are av

Built in 1860

Essential Information

MLS® #	20232830
Price	\$4,250,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,300
Acres	41.49
Year Built	1860
Type	Residential
Sub-Type	Single Family Residence
Style	Arts & Crafts, Contemporary, Farmhouse
Status	Closed
MLS	ucbr_sold

Community Information

Address	165 Hill Road
Area	Rochester
Subdivision	N/A
City	Accord
County	Ulster
State	NY

Zip Code 12404

Amenities

Parking Driveway, Garage Door Opener, Off Street

of Garages 2

View Meadow, Pasture, Water, Other

Is Waterfront Yes

Waterfront Pond, Other

Interior

Interior Features Beamed Ceilings, Eat-in Kitchen, High Speed Internet, Pantry, Sauna

Appliances Other, Water Heater, Washer, Tankless Water Heater, Refrigerator, Range Hood, Range, Oven, Instant Hot Water, Dryer, Dishwasher

Heating Baseboard, Electric, Heat Pump, Propane, Radiant

Cooling Ceiling Fan(s), Heat Pump

Has Basement Yes

Basement Concrete, Exterior Entry, Full, Interior Entry, Other

Fireplace Yes

Fireplaces Bedroom, Family Room, Living Room, Masonry, Stone, Wood Burning, Other, See Remarks

Exterior

Exterior Cement Siding, Frame, HardiPlank Type, Stone, Wood Siding

Exterior Features Lighting

Lot Description Gentle Sloping, Landscaped, Meadow, Pond On Lot, Private, Secluded, Sloped, Wooded

Roof Metal

Construction Cement Siding, Frame, HardiPlank Type, Stone, Wood Siding

School Information

District Rondout Valley Schools

Additional Information

Date Listed September 27th, 2023

Days on Market 233

Zoning R2