

\$575,000 - 2234 Lucas Turnpike, High Falls

MLS® #20233412

\$575,000

0 Bedroom, 0.00 Bathroom,
Land on 2 Acres

N/A, High Falls, NY

Majestic and storied, the barn at Shadow Lawn is now ready for its next chapter. Once a renowned event space, the current owners have completed designs for conversion to a residence, complete with BOH approval for a 4-bedroom home. Situated in the heart of the bustling Rondout Valley, just minutes from the village of High Falls, the 1897 English bank barn is sited at the top of a knoll overlooking 2.1 acres of gently undulating lawn, dotted with mature hardwoods and nestled into a forested hillside. Bisecting the property is a year-round babbling brook, a tributary of the Rondout Creek, across which spans a new footbridge leading to a path that connects directly to the O&W Rail Trail, a 27mi recreational trail running from Kingston to Ellenville. The nave of the barn is accessed through the original upper level wagon doors as well as through a modern fire door on the gable end. Impeccable post and beam construction and soaring 30'™ ceilings imbue the space with both grandeur and charm. The open and airy central threshing floor, strung with whimsical fairy lights, allows for large gatherings and incredible entertaining possibilities. The lower walk-out level features the original granary and livestock stalls, along with exposed stone foundation walls and two carriage bays. This historic barn has been thoughtfully restored and completely structurally reinforced over the years and is primed to fulfill your dreams! Conveniently located across the street from the High Falls



Food Co-Op, less than 1mi from the heart of High Falls (and Ollie’s Pizza!), less than 2mi to Stone Ridge, less than 4mi to both Rosendale and Mohonk Preserve, 10mi to Kingston and only 90mi from NYC.

Essential Information

MLS® #	20233412
Price	\$575,000
Bathrooms	0.00
Acres	2.10
Type	Land
Sub-Type	Unimproved Land
Status	Closed
MLS	ucbr_sold

Community Information

Address	2234 Lucas Turnpike
Area	Marbletown
Subdivision	N/A
City	High Falls
State	NY

Amenities

Utilities	Electricity Available
Is Waterfront	Yes

Exterior

Exterior Features	Driveway
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School Information

District	Rondout Valley
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Additional Information

Date Listed	November 26th, 2023
Days on Market	177
Zoning	R1