



Mine Brook Cottage

For sale by Catskill Mountain Houses.



371 Grooville Road, Livingston Manor, NY 12758



This private sanctuary, blending seamlessly into the Catskill Park landscape, beckons those seeking solitude and a genuine connection with nature.

Escape to this character home on 40 pristine acres nestled in the Catskill Mountain wilderness, just a two-hour drive from the dynamic pace of NYC. This thoughtfully updated 1940s wooden home offers a rare chance to own an unspoiled parcel of Livingston Manor's rich history and breathtaking natural beauty. Wake up to mist rising over the treetops, walk along your personal stretch of stream, and enjoy front-row seats to Mother Nature's dazzling seasonal transformations from the comfort of the generously windowed great room. This is not just a house; it's an invitation to an authentic Catskill experience. Seize this opportunity to reconnect with the magic of the mountains – this is the authentic Catskills experience you've been searching for.

The Property

Property

Year Built: 1940

Bed/Bath: 2/1

Sqft: 1,215

Acres: 40.93

Road: Public road, Private driveway

SBL: 19.-1-6

Top Amenities

- Acreage
 - Privacy
 - Two Wood Burning Stoves
 - Close to town
 - Short term rental friendly
 - Spring fed Swimming Pond
-

Taxes

Town: \$3,177.74

School: \$3,704.68

Connectivity

- Internet: High speed Spectrum cable internet
- Cell service: Spotty



The House

Step into a 1940s Catskills vernacular gem exuding rustic warmth and understated elegance. Vintage character and thoughtful modern touches abound over 1,215 square feet of wide-plank floors, exposed beams, and 6-over-6 windows that flood the rooms with natural light, evoking the timeless appeal of mountain living.

Enter into the kitchen, where you'll find a new GE gas range, twin under-the-counter refrigerators, a farmer's sink, and an original wood burning stove and stone hearth that effortlessly complements the great room's warm, rustic ambiance. Just off the kitchen is the full bathroom, which boasts high ceilings and a walk-in shower. Down the hall that leads to the exterior patio you'll also find the large main floor bedroom. Upstairs, a comfortable second queen bedroom awaits.

The soaring great room serves as this home's heart, with its soaring cathedral ceilings and stunning stone corner fireplace providing a lodge-like ambiance. Exposed beams soar above, framing a space easily big enough to serve seamlessly as a living room and a dining room, with space for a day bed for extra guests. Built-in shelving and cabinets provide plenty of storage, and the cabinetry also cleverly conceals modern necessities like the Samsung washer and dryer.



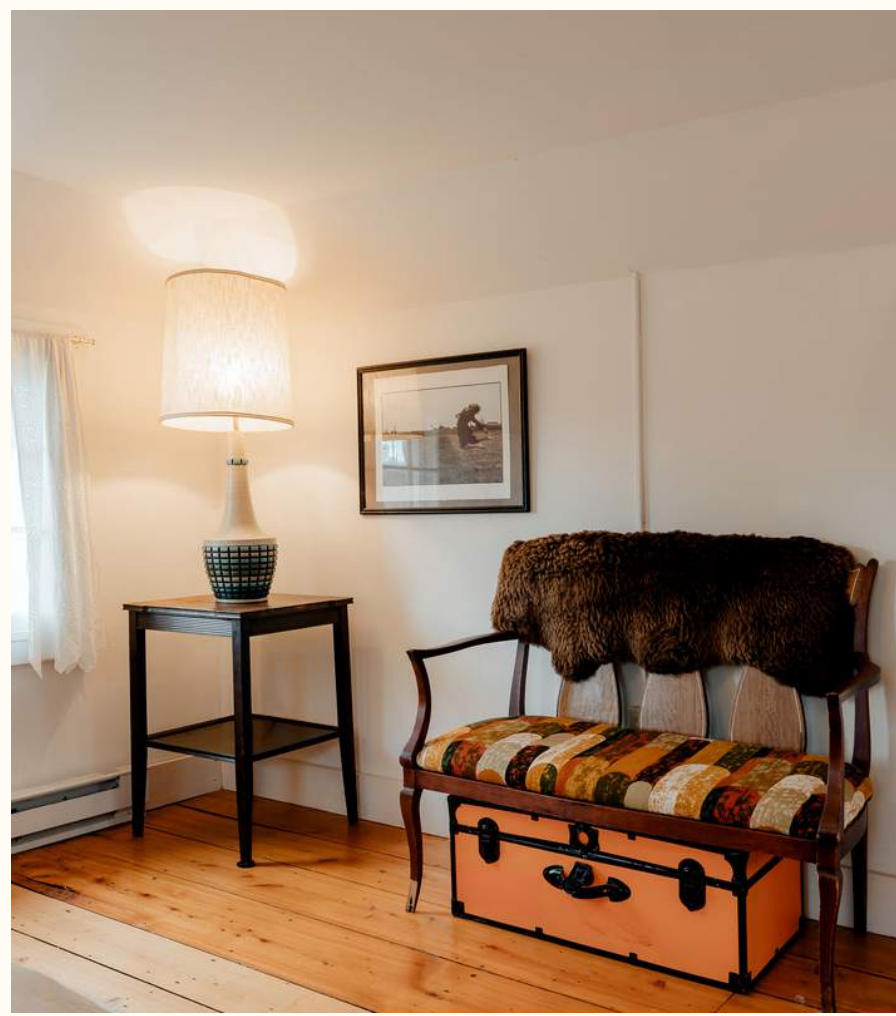
The House cont'd

Original wood floors and wood paneling, a stained glass window, and a huge window seat all add timeless, distinctive character, creating an inviting retreat from the outside world.

Two stone patios, a private creekside trail, a platform deck by the swimming pond, and recently reinforced driveway embankment invite you to savor the outdoors. The clapboard siding, which was cut and milled on-site when the house was built in 1940, and stone veneer chimney details hint at the hand-crafted attention this house received from the start.







The Grounds

Unwind in the peace of nature with 40 wooded acres of private Catskills paradise, yours to explore and enjoy. Mine Brook, a seasonal creek, meanders through the property, next to a private hiking trail that leads to a large swimming pond hidden among the trees ten minutes walk from the house. Its spring-fed waters beckon from a platform deck, for easy water access and lounging. Deciduous and pine clustered woods make up the surrounding forest, with the home nestled in a clearing at the top of a small hill. Mature fruit trees dot the backyard, along with a fire pit, and a completely private stone patio – serene spots to connect with nature. There are two sheds for storing tools and firewood. Let your imagination guide you as you explore the plethora of possibilities across this 40-acre canvas. Plus! A gas generator, set up to kick in automatically in the event of a power outage – for uninterrupted tranquility when the rugged upstate weather rears its head.







House Details

Utilities

- Heat: Electric baseboard heaters, mini-split
 - Hot Water: Propane, On Demand
 - Water: Drilled well, located next to house
 - Septic system: Cesspool
 - Fuel: Propane (range/oven + hot water heater + generator)
 - Electric: NYSEG
-

Appliances

- GE Range/Oven (propane)
 - GE Undercounter Refrigerator (2)
 - Samsung HE Washer/Dryer
-

Survey

No recent survey available.

Furniture/Contents

Woodsplitter available for sale for \$500.

1.5 cord of wood, mixed garden tools and bagged crushed stone (paving materials) included with house sale.



Year built 1940 **Square footage** 1,215

Highlights

Renovations

- New roof (2010)
- Stone veneer put on cinder stack on the front of the house and cap (2015)
- Rebuilt and pointed the interior stone hearth, put in wood burning stove insert and exterior was repointed, capped, and lined (2015)
- Front stone patio extended (2017)
- Rear stone patio added (2017)
- Swimming deck next to pond (2018)
- Whole house generator installed which kicks on automatically during an outage (2021)
- Driveway embankment reinforced (2021)
- Whole house spray foam insulated (2015 + 2022)
- Installed mini split unit (2022)
- Exterior painted (October 2023)

Tax Abatements

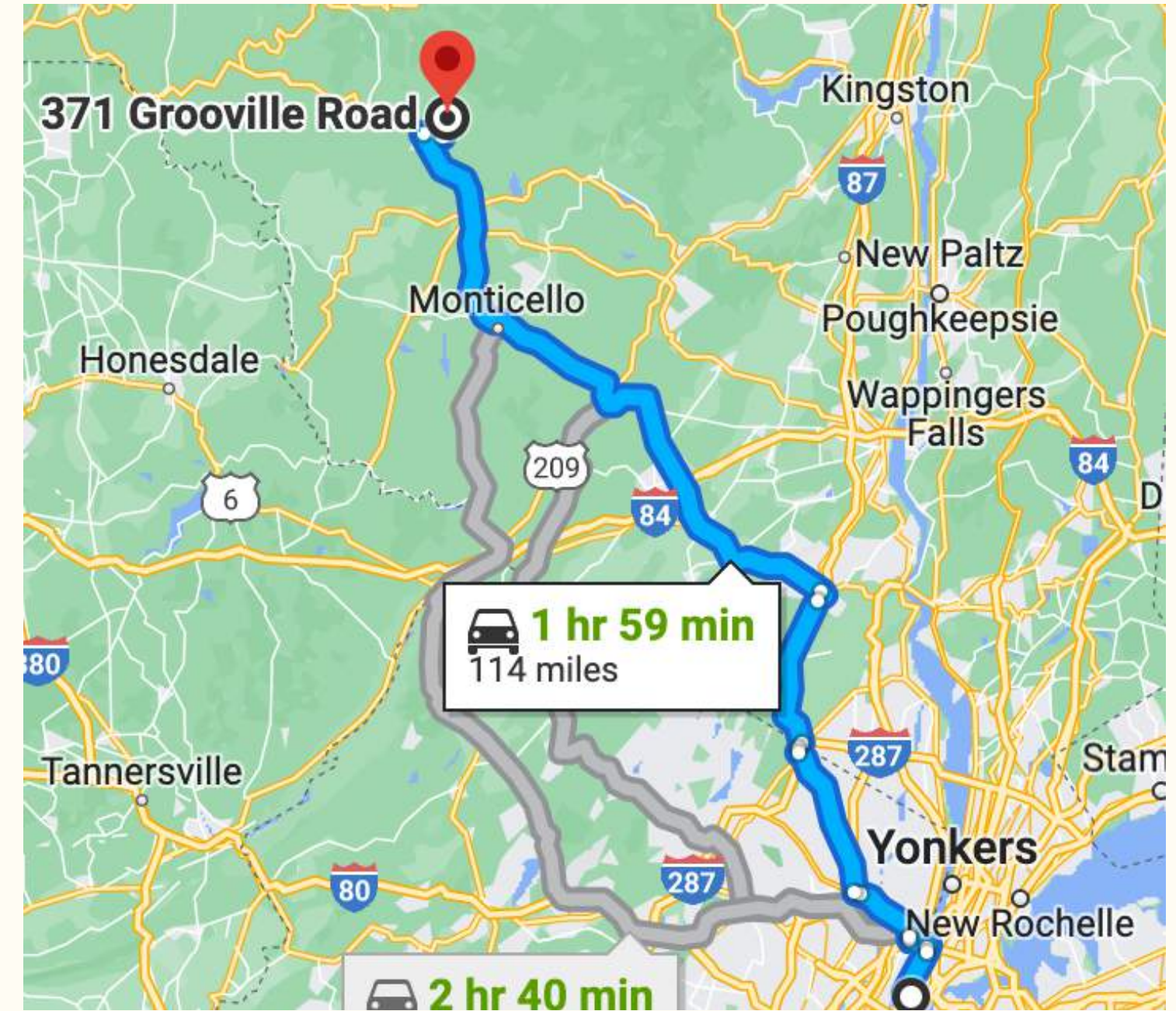
This home does not qualify for any tax abatements.



Year built 1940 **Square footage** 1,215

The Location

Situated just 5 miles from Livingston Manor and 10 miles from Roscoe, this property effortlessly blends seclusion with accessibility. Surrounded by some of the most stunning nature in the Catskills, these thriving towns offer numerous amenities year round, including restaurants and craft breweries, art and antique shops, retail stores, the Catskill Art Society, and several grocery stores. Revel in the year-round charm of The DeBruce, seek outdoor adventures on the local trails, or indulge in trout fishing in the legendary Willowemoc River a mere 2 miles from your doorstep – a magnet for anglers known around the world.



Private Showings

By Appointment only:

jill@catskillmountainhouses.com

