

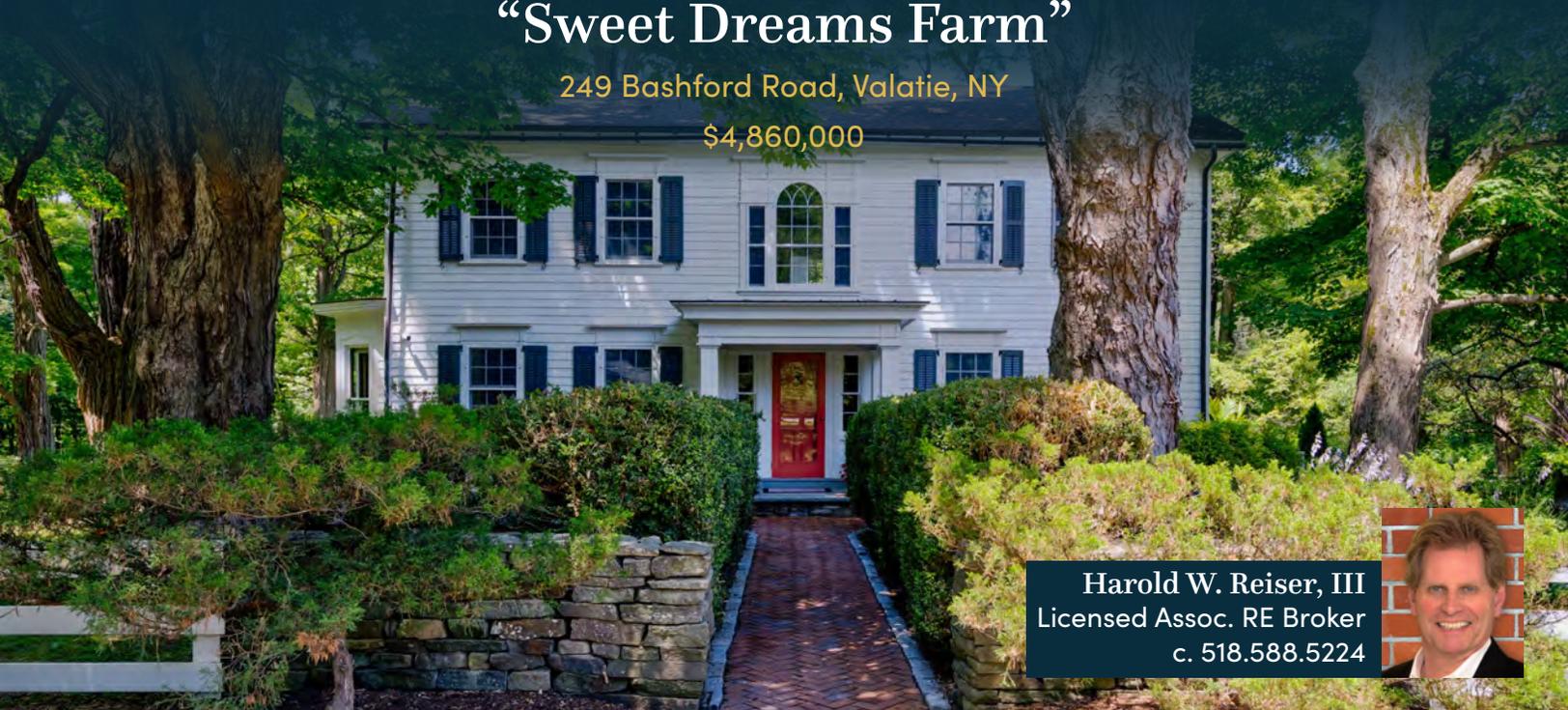
julie&co.

REALTY LLC.

“Sweet Dreams Farm”

249 Bashford Road, Valatie, NY

\$4,860,000



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Columbia County, New York, is known for its rich equestrian history and vibrant horse culture, often referred to as "Horse Country." The area offers numerous opportunities for horseback riding, boarding, and enjoying the peaceful, rural atmosphere.

In the heart of Chatham Center where Ivy drapes gracefully over stone walls, fences and century old trees lies an estate called “Sweet Dreams Farm”. Adjacent to the Old Chatham Hunt Club trails, this demesne feels more like a piece of American history than a personal residence, a place that speaks not only of its reverence for craftsmanship, heritage and the fine details, but details that define a life well lived. Originally built in 1765 this combination salt box center hall colonial is a rare architectural treasure. (Its original antecedent) is cloaked in memories giving, hints of a slower more elegant past. Inside, the story only becomes more captivating. While modern amenities abound the home it has preserved its historical soul, finely detailed moldings, hand painted walls, original wide plank floors and, “staircase” that whispers of 18th century artisanship. All seamlessly paired with the comforts of contemporary luxury, this estate feels grand without ever feeling cold or ostentatious. The main house hosts, 3 bedrooms, 3.5 bathrooms, a center hall, colonial staircase, updated bathrooms, gourmet kitchen by Chicago, designer Mick De Giulio, central air, two porches, a deck and an outdoor living room. What makes this home truly exceptional is that each room is infused with purpose and personality curated overtime to reflect both refined taste with deeply passionate roots.



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18 Division Street, Suite 314, Saratoga Springs, NY 12866



3 Bedrooms | 3.5 Bathrooms | 4,104 SF

Step outside the main house and you're met with a slice of paradise, classic stone walls, white fencing with gates, that offer both security and seclusion while the grounds are expansive enough to host any size event large or small. Multiple outdoor spaces, including outdoor courtyards and gardens, an outdoor living room and second story deck offer stunning views of the impeccably landscaped gardens, trellises of grape vines, apple orchards, blueberry patches, vegetable gardens and more, whether it's a morning coffee or a late-night glass of wine there's always a perfect spot to take in the tranquil surroundings!

The property amenities are what "dreams" are made of: a separate guest house complete with its own country kitchen, living room, dining room, two en-suite bedrooms, two and a half baths, original hardwood floors, a wet bar and patio that offers visitors a private retreat that rivals any boutique hotel with its whimsical, practical and undeniably cool vibes. The Guest House has its own 3-stall barn and paddock with deep in ground well for any lucky equines who might visit!

The equine facilities include two Barns, the first hosting four stalls, the original 1765 hayloft, several storage areas for maintenance and farm equipment plus the "Spur Bar" where many a party and events have occurred throughout the years. The second barn has four stalls an area for hay storage and stands next to the riding arena.

Sweet Dreams Farms is truly a very special place in Columbia County.

