



Deep Hollow House

For sale by Catskill Mountain Houses.



4 Irishtown Rd, Yulan, NY 12792



Renovated cozy home in a storybook setting, located in a trendy Catskills corner, and just 90 miles from NYC.

Deep Hollow House feels modern throughout without sacrificing its classic Upstate character. A thoughtful layout makes clever use of every inch of the bijou footprint.

The house is tucked into the woods surrounded by a natural environment with rocky outcroppings, mature forest, and Deep Hollow Brook, which runs along the property's perimeter.

The Property

Property

Year Built: 1961 (renovated 2020)

Bed/Bath: 3/1

Square footage: 864 sqft + 160 sqft four-season room

Acres: 2.97

Road: Irishtown Rd is a public road; Sherwood Rd is private and plowed by a neighbor; private driveway

Short-term rental friendly: Yes

Top Amenities

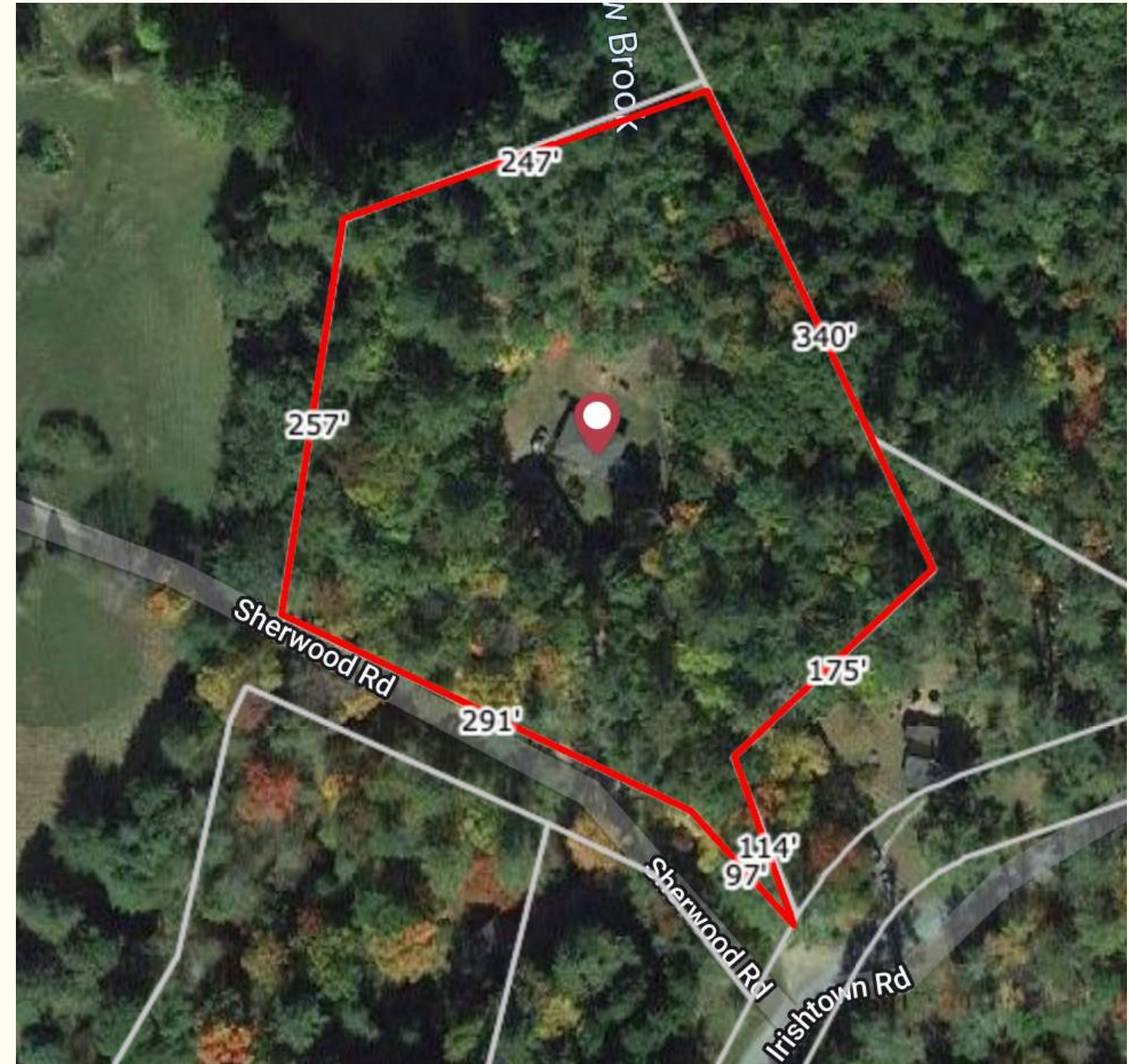
- Bonus four-season room with wood stove
 - Stream along the property perimeter
 - Two wood burning stoves
 - Design appeal and recent renovation
 - Turnkey and easy maintenance
 - Mod shipping container and garden shed storage
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Taxes

- Town: \$2,304.46
 - School: \$2,656.07
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Connectivity

- Internet: Spectrum high speed internet
- Cell service: Spotty, but wifi calling works great



The House

The front door opens to a foyer with a cedar-lined coat closet and built-in bench. To the left is the open living room, with hardwood floors and custom shelving with exposed industrial storage for the wood-burning stove that forms the focal point of the living area. Next to the living area is the beautifully renovated, fully equipped chef's kitchen, which has a dishwasher and generous cabinetry, plus a laundry area that can double as a bar and serving station. The bright, windowed kitchen conveniently opens onto the bluestone patio for al fresco dining and BBQs.

To the right of the foyer lies a bonus insulated four-season room clad in rustic shiplap, with warm cork floors, and a second wood stove. Perfect for a studio, home office, yoga room, or extra lounge space, this additional space offers gorgeous views of the woods, and has a separate entrance to the grounds outside.

The natural wool carpeted primary bedroom is king-sized. All three bedrooms have closets. The tastefully renovated bathroom boasts updated tile, a drawered vanity, and a soaking tub. The thoughtful layout makes use of every inch of Deep Hollow House's footprint, and achieves a separation between the private bedrooms, and the living, dining, and entertaining areas of the house. Many stylish furnishings are included, making this a truly turnkey home.

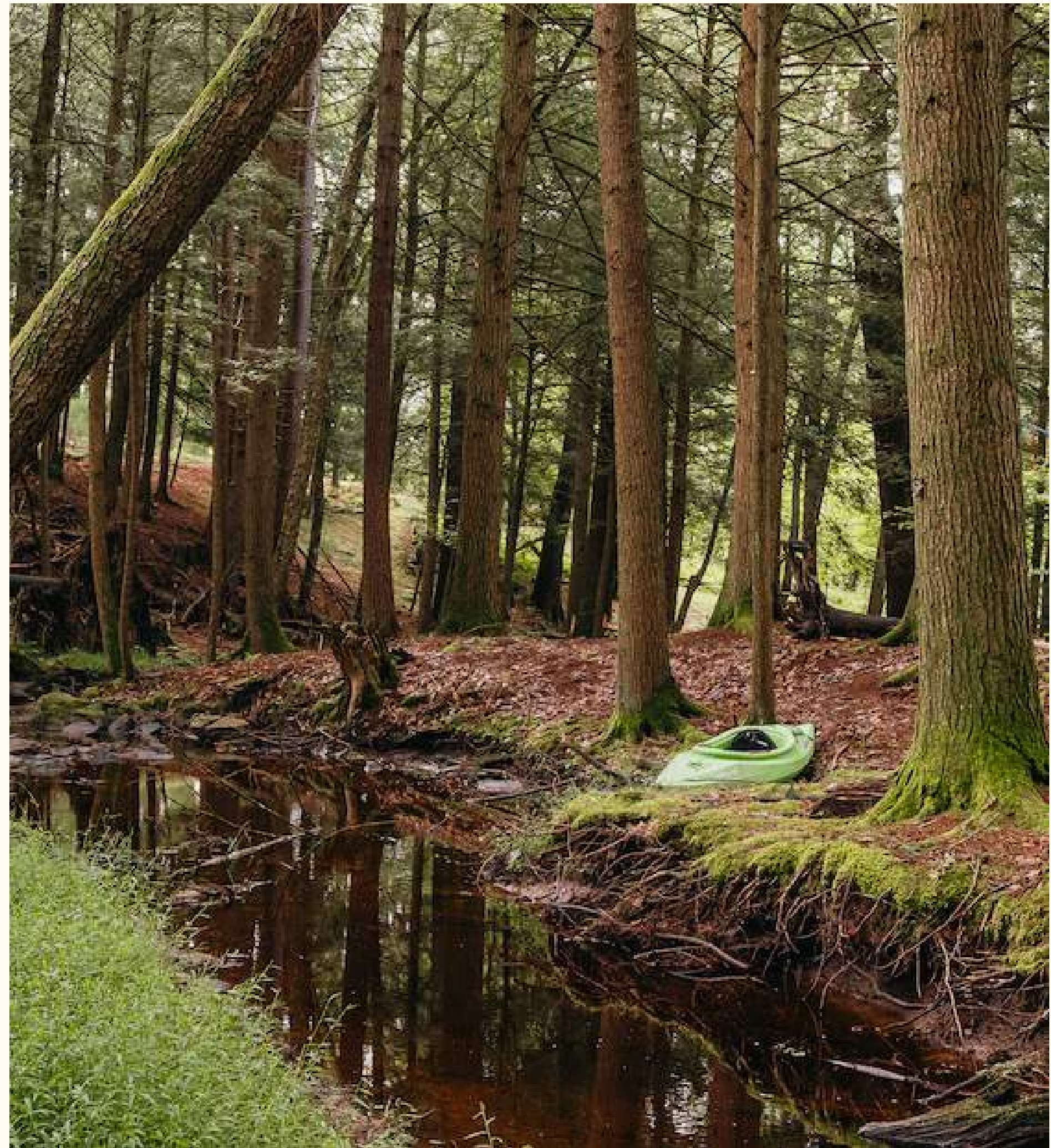






The Grounds

The house is tucked into a storybook setting, with hedges that lead up the drive to a lot of almost 3 acres surrounded by mature forest. The natural environment includes rocky outcroppings, lush woods, and Deep Hollow Brook, which runs along the perimeter of the property. Embracing its stunning surroundings, Deep Hollow House features a stone patio, fire pit, sun deck, and fenced vegetable garden. A mod shipping container and gardening shed offer loads of space for all your country accoutrement.







House Details

Utilities

- Electric: NYSEG
- Heat: Ductless mini-splits (electric)
- Cooling: Ductless mini-splits (electric)
- Propane: Modern Gas
- Water heater: Propane on-demand
- Septic: Pumped 2022
- Water: Drilled well, located behind house

Appliances

- Gas range/oven
- Fridge
- Dishwasher
- Microwave
- Washer/Dryer

Furnishings/Contents

Included with sale:

- 2 green living room couches
- 4 dining chairs
- All bed frames and mattresses
- Armoire in green bedroom
- Four Season Room: mod bean bag/couch, credenza, lamp, plants, desk, desk chair
- Exterior patio set behind house and planters in front of house

Excluded from sale: Personal items, art/decorative items, and hose and reel behind the house.



Year built 1961 **Square footage** 1864 + 160 sqft four season room

Renovation Highlights

Deep Hollow House was thoroughly renovated in 2020 by a sought after designer/builder.

- New ductless mini-splits installed for heat and AC
- New on-demand propane hot water in crawl space
- New Jotul F45 wood burning stove in living area
- New bathroom
- New wool carpeting in two bedrooms
- Fresh interior paint throughout

Four Season Porch:

- Insulated (R15 continuous XPS foam under floor; R15 mineral wool in walls; R21 fiberglass batts in roof)
- New Pella windows and doors
- New wood burning stove (Morso 1410B)
- New waterproof cork flooring

Kitchen:

- KraftMade cabinets
- GE appliances
- LG Washer/Dryer
- Modern laminate flooring

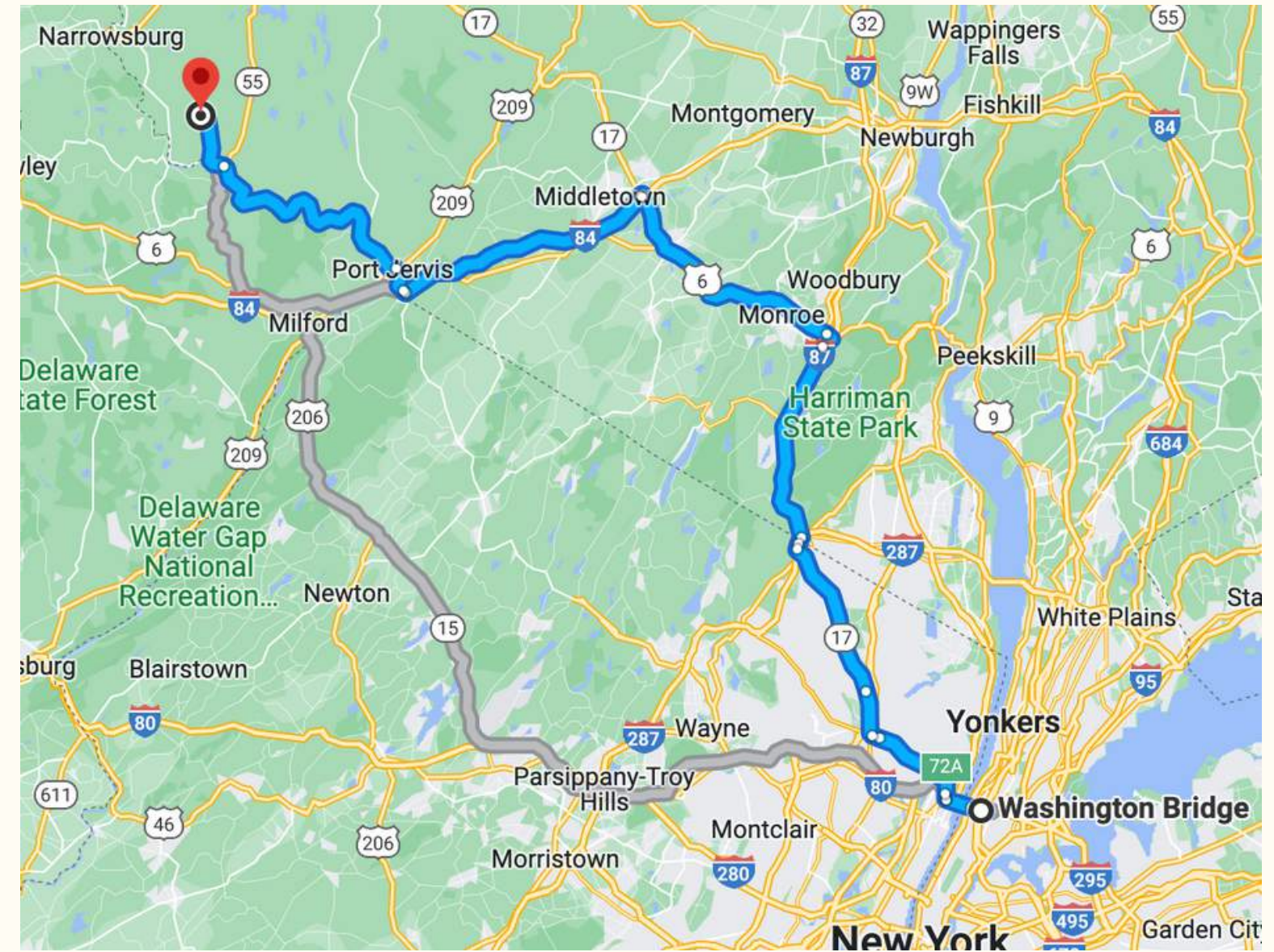
Exterior:

- New roof and gutters in 2021
- New timber framed entry out of locally milled white oak
- New front decking
- Whole house paint
- Veggie garden enclosure
- Garden shed - new roof, siding, paint



The Location

Experience the quiet of country life all within minutes to conveniences and adventure as you explore the Upper Delaware River Valley. Just 10 minutes to Barryville or Eldred for groceries, farmers market, coffee, dining, libations, and coworking and creative spaces. 20 minutes from the Kadampa Meditation Center and Homestead School, or trendy Main Street Narrowsburg. Accessible to New York City by car in less than two hours, or to the train in Port Jervis in 30 minutes, its convenient location makes Deep Hollow House an easy trip from the city for a country escape or a full-time change of pace.



Private Showings

By appointment only:

erica@catskillmountainhouses.com

