

Property Features, Amenities & Upgrades

336 County Rd 5, Bovina Center, NY

\$990,000 | Historic Main House, Guest Cottage + Live/Work Studio, Barn, Inground pool | 5+BR | 4.5 BA | 14+ ac

Setting & Location

Magical setting with 3+ Incredible Buildings-Close to Bovina Village

Includes an 1860 Classic American Farmhouse with Greek Revival flavor, a Gambrel-roofed Shotgun Guest House, and Modern 37x70 Art Studio (with bath & kitchenette), on 14+ acres of "Gin Hill" just outside of Bovina Center NY.

- Walking distance to Bovina Center
- 14+ acres, 2 access points from roadway
- Wonderful, manicured lawn with additional forest lands
- Garden (fenced), small green house
- Livestock barn 16'x20' w fenced paddock
- Board and batten potting shed

Interior & Exterior Details

1860 Classic American Farmhouse, 4 bedrooms, 2.5 bathrooms

- New wrap-around rocking chair covered porch
- New standing-seam metal roof
- Classic stacked-stone foundation
- Forced-hot air heating
- Crisp-clapboard siding
- Freshly painted
- Modern kitchen with butcher block island w bar sink
- Solid-surface counters
- Jotul woodstove in the dining area
- Convenient mud room with laundry and slop sink
- Half-bath just inside from mud room
- Light-filled gathering with over a dozen windows in the kitchen/dining area
- Gorgeous bay window coffee nook
- Glassed-in summer porch for added living space w door to porch
- Farm-house cherry wood floors
- 9'5" ceilings
- First-floor bedroom with 3 large windows facing on the wrap-around porch, and private stylish spacious bath
- First-floor bath includes claw-foot soaking tub, standing shower, toilet and pedestal sink, and ornamental center chandelier
- Classic center stair case with handsome newel posts and carved white balusters
- 3 bedrooms on 2nd floor, featuring additional dressing area with stained-glass pocket doors, floor-to-ceiling built-in cabinets, bay window & central full bathroom to serve all bedrooms.
- Dedicated septic system

>> Details Continued next page

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Interior & Exterior Details Cont.

Gambrel Shotgun Guest House/Exercise Space

- 57'x13' Guest house with water, heat, kitchen, full bath (and outdoor shower)
- Imaginative workout space with reclaimed barn siding interior, exposed beams picture windows
- Dedicated hot-air furnace
- 1 full bedroom
- 1 full bath with spacious standing shower, and classic oval pedestal sink
- Kitchenette with stove, sink, mini-fridge
- Café porch
- Dedicated septic system

1993 Art Studio

- 2600 square feet
- 1 Bedroom/Sleeping area
- 1 Bathroom, with standing shower
- Kitchenette with full refrigerator, gas stove, sink, dishwasher
- 2 wood stoves
- Wood working shop with roll-up doors
- Darkroom
- Poured concrete, propane-fired radiant heat floor
- On-demand propane-fired hot water heater
- Dedicated septic system

Outdoor Inground Pool

- Oasis-shaped inground pool
- Metal-fenced
- New liner 2022
- New pump and motor 2024
- 3-year cartridge filter
- Concrete apron
- Pool house / pump and storage