

MINE BROOK COTTAGE

371 Grooville Road, Livingston Manor, NY 12758

FOR SALE BY PAUL HEINTZ
ANATOLE HOUSE





Contents

- 03 The Story
- 05 Step Inside
- 06 The Grounds & Location
- 08 More Info
- 09 Boundaries & Floor Plan



Introducing Mine Brook Cottage

371 Grooville Road was made for summer picnics, the kind with a basket packed at the kitchen table, a walk through the woods, and an afternoon spent at the edge of the water. This 1940s farmhouse sits on 40 private acres in the Catskills, with a creek running its length and a spring-fed swimming pond tucked along a trail of its own. The house has been renovated with real taste by its current owner and it shows in every detail; nothing generic, nothing rushed, just a small farmhouse handled with care.

Two bedrooms, two bathrooms, 1,215 square feet across two simple, well-proportioned floors. The updates are all recent and all necessary, new septic, mini-split cooling, spray foam insulation, an automatic whole-house generator. The character is original: wide-plank floors, exposed beams, tongue-and-groove ceilings, a stone fireplace that anchors the whole downstairs.





STEP INSIDE

You enter through a Dutch door straight into the kitchen, wood and marble counters, decorative tile, a mix of original and new shelving, and a large Smeg range under its own hood. It's a kitchen built for cooking with what's in season, counters meant to hold fresh fruit and cut flowers as much as anything else. Just off the hall, the first-floor bathroom has been fully redone with zellige tile and unlacquered brass Waterworks fixtures around a walk-in shower, and the first-floor bedroom beyond it has vaulted ceilings and its own Dutch door out to the patio.

A second Dutch door connects the kitchen to the great room, where a stone fireplace sits beneath vaulted, tongue-and-groove ceilings and exposed wood beams. A window seat frames the dining table, and a large built-in cabinet tucks the washer and dryer out of sight alongside additional storage, the kind of detail that makes a small house live bigger than its square footage.

Upstairs is the second bedroom, with the same vaulted, tongue-and-groove ceilings, and an en-suite bathroom finished with a reclaimed furniture piece converted into a vanity, a vessel sink, and a glass-enclosed walk-in shower.



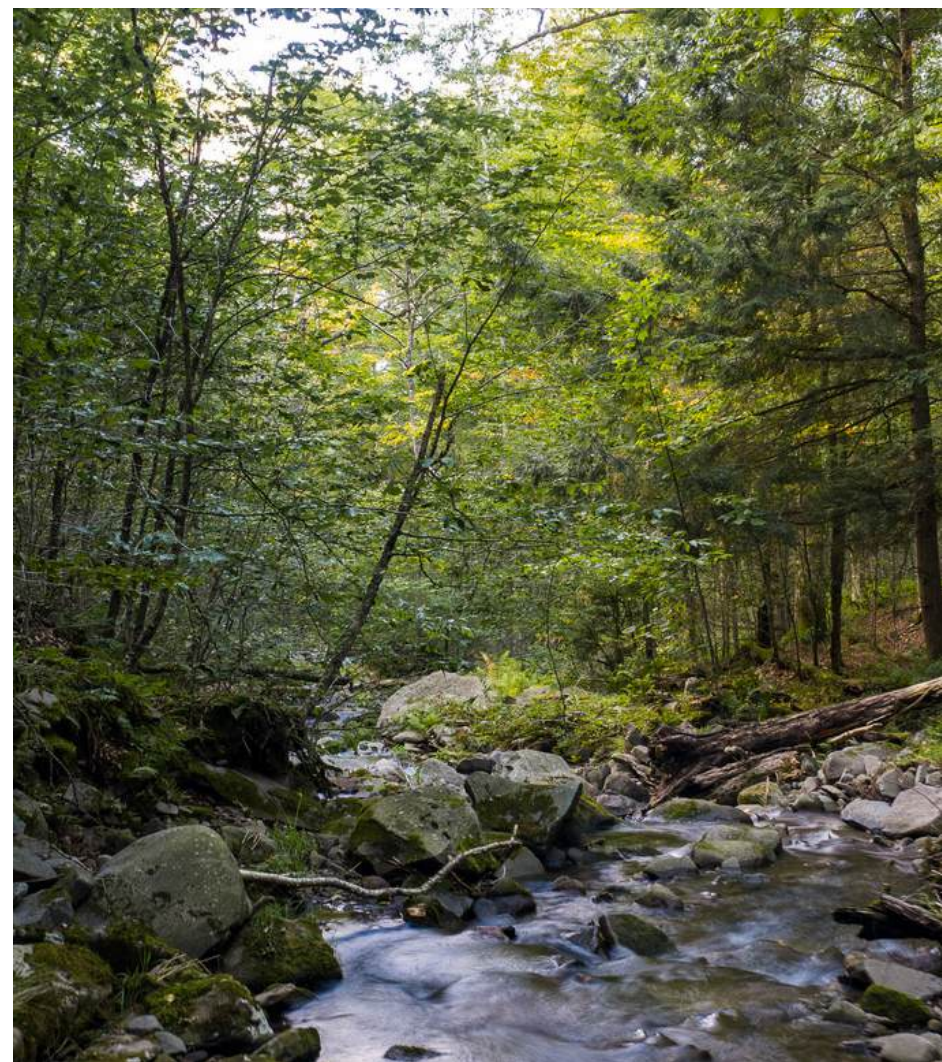
THE GROUNDS

Forty acres, heavily forested, with a creek running the full length of the property and a spring-fed swimming pond reached by a short hike, its own dock waiting at the water's edge. Closer to the house, a full covered porch and stone patio open onto bluestone steps that climb to a fire pit and seating area, built for exactly the kind of lingering afternoons and evenings this property was made for. A gravel driveway, its embankment reinforced in 2021, leads back to it all.

THE LOCATION / LIVINGSTON MANOR, NY

Just minutes from the villages of Livingston Manor and Roscoe, 371 Grooville Road offers real seclusion without losing the conveniences of a small, vibrant Catskills community, restaurants, shops, and the Beaverkill and Willowemoc trout streams nearby, all about two hours from New York City. It's a property equally suited to a full-time mountain retreat or a short-term rental, in one of the region's most in-demand corners.







Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.

MORE INFO

AT A GLANCE

- Year Built: 1940
- Bed/Bath: 2 / 2
- Sqft: 1,215
- Acres: 40.93
- SBL: 19.-1-6
- Road: Public
- Siding: Wood
- Roof: Asphalt shingle

TOP AMENITIES

- Fully updated
- Exterior painted (2026)
- Wood burning fireplace
- Spring fed pond and creek
- Mature landscaping
- Over 40 acres
- Original woodwork
- Spray foam insulation (2022)

UTILITIES

- Electric: 200+ amp service
- Heat: Electric baseboard and Mini-split (2022)
- Cooling: Mini-split (2022)
- Water heater: Propane on demand
- Sewer: Septic (2024)
- Water: Well

AUDIO RECORDING DEVICE

Exterior security cameras or audio recording on premises.

APPLIANCES

- Range/Range hood
- Refrigerator
- Dishwasher
- Washer/Dryer

TAX INFO

- County/town Tax: \$3,320.14
- School Tax: \$3,981.14

CONNECTIVITY

- Cell Service: Spotty
- Internet Provider: High speed fiber optic internet

FURNITURE + CONTENTS

Furnishings are negotiable.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.



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