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163 County Road Route 645
Sandyston, NJ 07826

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A Historic Colonial Estate

Born as the historic Hainesville Inn and reborn as a premier residential retreat, this 1800s Colonial at 163 County Road Route 645 offers a masterfully restored living experience on 1.51 pristine acres in Sandyston. The home carries the DNA of its storied past while delivering exceptional modern luxury, featuring high ceilings, refinished hardwood floors and a custom kitchen anchored by top-tier appliances and a center island. The signature piece of the main level is the original, meticulously restored bar a nostalgic nod to the home's heritage as a local gathering point. With six generous bedrooms, full baths spread across all levels and an expansive exterior featuring an in-ground pool, a classic front porch and an upper-level balcony, the estate is designed for both grand-scale entertaining and quiet, sophisticated comfort.

Sandyston is a picturesque sanctuary for those craving a deep connection to nature and a slower pace of life. Located just minutes from Stokes State Forest and the Appalachian Trail, the town offers endless outdoor adventure while remaining remarkably connected via the Port Jervis Train Station. It is a rare community where historic charm meets the Great Outdoors, perfectly balancing secluded privacy with modern convenience.

6 Bed | 4 Full Baths | 1 Half Bath | 1.51 Acres



The Living Room

The expansive living room centers on the home's most iconic feature: the original, meticulously restored bar from its days as the Hainesville Inn. Complemented by high ceilings and refinished hardwood floors, this signature gathering point offers a sophisticated atmosphere for hosting and conversation. It perfectly bridges the property's storied history with its modern rebirth as a premier destination for entertaining. Large windows frame views of the scenic grounds, infusing the historic space with vibrant natural light.





The Dining Room

Directly accessible from the foyer, the dining room sets an inviting tone with its open-concept connection to the kitchen and sun-drenched atmosphere. This bright and expansive space eliminates traditional boundaries, allowing for a natural social flow that is as suited for quiet dinners as it is for grand entertaining. Its layout ensures that whether you're hosting guests or enjoying a meal with family, you remain at the heart of the home's airy and connected main level.



The Kitchen

The kitchen is a masterfully designed space featuring custom cabinetry, top-tier appliances and a large center island that anchors the home's open-concept layout. High ceilings and refinished hardwoods enhance the airy feel, creating a sophisticated environment that seamlessly connects with the dining area. Every detail has been thoughtfully updated to meet modern standards while respecting the home's historic soul.



The Primary Retreat

The primary retreat is a masterclass in historic elegance and modern comfort, featuring high ceilings and gleaming refinished hardwoods. This private sanctuary is enhanced by an updated ensuite bathroom and an expansive walk-in closet with its own dedicated laundry area, offering a completely self-contained and secluded escape. Large windows and proximity to the upper-level balcony ensure the space is consistently bathed in natural light, providing a serene vantage point over the lush 1.51-acre grounds.





The Secondary Suites

Spanning the second and third levels, the remaining five secondary bedrooms offer a rare combination of historic scale and private luxury, each featuring easy access to a full bath. These expansive spaces are consistently appointed with refinished hardwoods and high ceilings, while one standout bedroom boasts direct access to a private deck overlooking the scenic grounds. This thoughtful distribution of private quarters ensures that every level of the residence is as practical as it is refined.





The Estate Grounds

The exterior of 163 County Road is defined by its sweeping 1.51-acre grounds, offering a private, park-like setting that perfectly complements its historic architecture. The backyard serves as a premier destination for relaxation and recreation, featuring an in-ground pool and an expansive back patio designed for seamless outdoor entertaining. From the presence of the classic front porch to the elevated views from the upper-level balcony, the property captures the serene beauty of the Sandyston landscape. Whether you are hosting grand poolside gatherings or enjoying the vast, open green space, this estate provides a rare blend of historic grandeur and modern resort-style living.



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