

BELLWETHER FARM

310 Mt Holly Rd
Katonah, New York

GT
SERHANT.



Westchester's RAREST Offering

BELLWETHER FARM presents a singular compound opportunity in the Town of Bedford, four structures across four pastoral acres in a grandfathered multi-building configuration that cannot be recreated under today's zoning. The Barn, Carriage House, Milk House, and Original Main House together form the foundation for a true private estate with flexibility, privacy, and long-term value that a single-residence property simply cannot offer.

The Original Main House exists as a teardown, providing a clear and established site for a custom primary residence, allowing the next owner to build exactly what they envision while the surrounding structures are already in place and functional. The Barn's fully finished two-bedroom apartment makes immediate occupancy possible from day one, so the owner can live on-site as their estate takes shape.

The heavy lifting is already done. Significant capital improvements have been completed across the estate, including structural components, foundational systems, and core mechanicals, allowing the next owner to bypass the most time-intensive phases of development and focus entirely on design, finishes, and personalization.

Beyond the lifestyle, the location underpins a compelling investment thesis. Positioned on Mt Holly Road, where average property values sit near \$5,650,000, the combination of location, scale, grandfathered configuration, and completed improvements creates meaningful upside that is difficult to find anywhere else in Westchester.

Where History, Land, and Vision Come Together



310 MT HOLLY RD

Katonah, New York 10536

Offered at \$1,995,000

- | | |
|----------------------|-----------------|
| POTENTIAL FOR | EXISTING |
| • 7 Bedrooms | • 4 Structures |
| • 6 Bathrooms | • 2 Bedrooms |
| • 6,000+ Sq Ft | • 3,300 Sq Ft |

BELLWETHER FARM presents a singular opportunity to create a fully bespoke country estate on Mt. Holly Road, one of Northern Westchester's most coveted addresses in the heart of Bedford-Katonah horse country. Approached along an idyllic country road, the property arrives like a page out of time: four pastoral acres of open meadow framed by classic white horse fencing, structures that trace their roots to the early 19th century, and the unhurried feeling of a European farmstead. Together they form the foundation for a multi-building compound just an hour from NYC, within the Katonah-Lewisboro School District.

The property comprises approx. 3,300 sq ft across three existing structures - the Barn, Carriage House, and Milk House - alongside a gutted Main House ready to be replaced with a custom primary residence.

This grandfathered multi-structure configuration, no longer possible under current zoning, offers rare flexibility for living, hosting, and creative work across a thoughtfully composed compound. Plans for a modern farmhouse of approx. 3,600 sq ft are available as a point of departure, and a seven-bedroom septic is already approved. The property's architect and builder are on hand, or a buyer may engage their own design and team.

The Barn, featuring historic details like wavy glass diamond-paned windows and classic barn doors, includes a fully renovated legal two-bedroom apartment above - with updated kitchen and full bath - and an unfinished studio below with half bath and laundry, suited as a wellness space, creative studio, or lounge. New electrical, Bosch HVAC, mini-splits, and whole-house generator are in place. A 26-foot glass wall, designed to maximize light and meadow views, is fabricated and ready for installation.

Reimagined from the foundation up, the Carriage House blends historic craftsmanship with contemporary architecture.

Original hand-hewn beams, antique brick floors, and wavy glass windows alongside new large-scale commercial glass, cedar shake siding, a standing seam metal roof, and updated electrical and HVAC - ready to be finished as a home office, creative studio, or guest cottage. Completion plans for both are approved by the Town of Bedford.

The charming Milk House, compact and rich in character, features antique brick floors and original wavy glass windows beneath a new standing seam metal roof - ideal as a writer's studio or garden retreat.

Once a thriving working farm, the land remains essentially untouched - open pasture, long meadow views, and historic stone walls that speak to generations of quiet, unhurried life. A gravel motor court lends an arrival that feels entirely of the place.

Bellwether Farm is a rare chance to build something entirely your own - a country estate with room for family, guests, and creative pursuits, each in its own dedicated setting, in one of the Hudson Valley's most beautiful and sought-after enclaves.

Construction drawings and approved completion plans available upon request.

The Barn



Current Specifications

Three-Story Barn

1,222 Sq Ft Finished Two-Bed Apartment

650 Sq Ft Unfinished Studio Space

2 Garage Spaces

New Electrical System

New HVAC & Boiler

Updated Plumbing

Custom Built-In Storage

Restored Historic Features

Lifestyle & Use potential

Luxury Guest Residence

Private Wellness Studio and Gym

Creative Artist Studio

Executive Home Office

Entertainment and Gathering Space

Home Theater or Screening Room

Value & Versatility.

Move In On Day One

The finished apartment allows move-in from day one, so you can live on-site while your vision takes shape.

Your Vision, Your Finishes

New electrical, updated plumbing, and a finished framework mean the next owner can focus on customization, not groundwork.

The Carriage House



Current Specifications

Two Stories

Open-Concept First Floor

Loft Studio with Bathroom

1,166 Sq Ft

New Foundation, Footers, and Metal Roof

Refurbished Antique Brick Floors

New Anodized Commercial Windows

Restored Wavy-Glass Windows

Whole-House Water Filtration System



Lifestyle & Use potential

Private Guest Cottage

Multi-Generational Living

Creative Artist or Music Studio

Carpentry or Maker's Workshop

Au-pair or Staff Quarters

Content Creation Studio

Executive Home Office



Value & Versatility

Extensively Upgraded Infrastructure

A new foundation, metal roof, well system, and electrical are already in place, reducing future capital expenditures and freeing the next owner to focus on finishing, not fixing.

Historic Character, Modern Performance

Restored wavy-glass windows alongside new commercial-grade glass preserve the soul of the structure while meeting the demands of modern living.

The Milk House



Current Specifications

Intimate Two-Room Layout

264 Sq Ft

New Metal Roof

Clean Slate Interior, Ready for Renovation

Fully Reframed and Structurally Reinforced

Restored Wavy-Glass Windows

Antique Brick Flooring Throughout

Lifestyle & Use potential

Writer's or Artist's Escape

Garden Retreat

Sporting Lodge

Wine Tasting Room

Children's Playhouse

Private Meditation or Yoga Studio

Value & Versatility

Historic Character, Timeless Aesthetic

Restored wavy-glass windows preserve the original charm of a structure rarely found in modern construction.

Low Footprint, High Impact

Intimate in scale, outsized in lifestyle value, with minimal maintenance and overhead.

The Original Main House



Current Specifications

Ranch-Style Main Residence

Cleared and Ready for a Custom Primary Residence

Original Architectural Elements Available for Restoration and Reuse

Lifestyle & Use potential

Future Primary House

Designed for a true estate arrival

Surrounding structures provide a natural privacy screen, creating a true sense of seclusion.

Conceptual Rendering, Illustrative of Design Vision

Value & Versatility.

Established Build Site

An existing footprint simplifies redevelopment, giving the next owner a clear and logical starting point for new construction.

Preservation of Historic Character

Select original architectural elements can be restored and woven into the new build, blending heritage with modern design.

Expansive Acreage



Current Specifications

Pastoral Estate Land

4.01 Acres

Fully Cleared and Open Meadow

Surrounded by Classic White Horse Fencing

Restored Stone Wall with New Stone Staircase

New Gravel Driveway and Motor Court

Lifestyle & Use potential

Open Pastoral Living

Equestrian-Ready Grounds

Seamless Indoor-Outdoor Living

Thoughtfully Composed Estate Grounds

Curated Arrival Experience

Value & Versatility.

Land Ready to Build On

Extensive clearing, defined boundaries, and restored stone walls are already in place; the groundwork is done.

Your Canvas for What Comes Next

Focus directly on the additions that matter: landscaping, outdoor amenities, or equestrian features.

Beyond the Physical Attributes



The improvements tell part of the story. The following approvals and plans complete it.

Board of Health Approval for a Brand New 7-Bedroom Septic System

Town of Bedford Approved Completion Plans for the Barn

Town of Bedford Approved Completion Plans for the Carriage House

Barn Site Plans

Carriage House Site Plans

Access to Modern Farmhouse Concept Plans (approx. 3,600 Sq Ft) - Architect and Builder Available to Customize

Learn More About Bellwether Farm

TAKE THE TOUR



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