

# BELLWETHER FARM

310 Mt Holly Rd  
Katonah, New York

GT  
SERHANT.



# Westchester's Rarest Offering

**BELLWETHER FARM** presents a singular estate 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, just one hour from New York City. The Barn, Carriage House, and Milk House, together with the established site for a new Main House, form the foundation for a fully realized private compound offering flexibility, privacy, and long-term value that a single-residence property simply cannot achieve.

The offering is centered on the ability to create a complete, custom primary residence through a collaborative process with the project's architect and builder. Architectural plans, construction drawings, and a seven-bedroom septic approval are already in place, providing a clear and efficient path forward. The next owner has the opportunity to work alongside a proven team from concept through completion, or bring their own vision to life with their own design and team.

The heavy lifting is already done on the Barn, Carriage House, and Milk House — significant capital improvements have been completed across all three structures, including structural components, foundational systems, and core mechanicals, allowing the next owner to 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.

**The opportunity to create a fully realized estate, thoughtfully brought to life from vision to completion.**



## 310 MT HOLLY RD

Katonah, New York 10536

Offered at \$5,500,000

### THE VISION

- 7 Bedrooms
- 6 Bathrooms
- 6,900+ Sq Ft

### EXISTING

- 4 Structures
- 2 Bedrooms
- 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, structures that trace their roots to the early 19th century, and the unhurried feeling of a European farmstead - all just an hour from NYC. Bellwether Farm offers something vanishingly rare - the ability to build a primary residence entirely to your own vision, on land already home to a remarkable collection of historic structures.

Architectural plans exist for a modern farmhouse of approx. 3,600 sq ft (plus unfinished lower level), featuring dramatic vaulted ceilings, a full wall of glass opening to sweeping meadow views, and clean proportions that sit comfortably within the landscape. The design envisions four bedrooms and three baths, as reflected in the renderings. A seven-bedroom septic is approved and construction drawings are in hand, providing a clear path toward completion. The property's architect and builder are available to collaborate, or a buyer may engage their own design and team.

What distinguishes Bellwether Farm is a grandfathered multi-structure configuration no longer achievable under current Bedford zoning. The result is a thoughtfully composed compound comprising approx. 3,300 sq ft across three buildings - the Barn, Carriage House, and Milk House - offering rare flexibility for living, hosting, and creative work that a single residence simply cannot.

The Barn, featuring historic details like wavy glass diamond-paned windows and classic barn doors, includes a stylish two-bedroom apartment above and unfinished studio below, suited as a wellness space, creative studio, or lounge. Ready to occupy from day one, the apartment is an ideal base while overseeing construction.

The Carriage House, with hand-hewn beams, antique brick floors, and new large-scale commercial glass, awaits final transformation as home office, creative studio, or guest cottage, with living and kitchenette on the main floor and lofted sleeping quarters above. The charming Milk House sits quietly apart - perfect for a writer's studio or garden retreat. Completion plans for both are approved by the Town of Bedford.

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. Mature plantings frame an effortless setting for entertaining, future gardens, and pool placement. A gravel motor court lends a graceful 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 creativity, each in its own dedicated setting, in one of the Hudson Valley's most beautiful and sought-after enclaves.

Renderings shown. Details available upon request.

# The Barn



## Proposed Specifications

Reimagined three-story Barn

Fully Finished Two-Bed Apartment with  
hardwood flooring

Expansive flexible studio level

26-foot wall of glass with meadow views

Custom kitchen with high-end appliances

Restored historic elements mixed with modern  
luxury finishes

Designer lighting package

## How it lives

Private Apartment Residence

Independent, refined living within the estate  
ideal for extended family stays

Entertaining Space

Open layout for hosting and gatherings

Wellness Retreat

Ideal for fitness, yoga, or recovery

Creative Studio

Flexible space for work or design

## Delivery & Opportunity.

Move In While You Build

Immediate on-site living while your dream vision  
is built in front of your eyes

Guided Build Process

Architect and builder in place

Customize the Final Product

Focus on finishes, not groundwork

Fully Realized Barn

A complete, design-driven space ready to be lived  
in and experienced from day one

# The Carriage House



## Proposed Specifications

Fully realized two-story Carriage house  
Open-concept main level with designer  
kitchenette

Lofted studio with a designer bathroom  
Refurbished antique brick & hardwood flooring

Restored antique features

New Foundation, Footers, & Metal Roof

New anodized commercial-grade windows

Integrated climate control

High-end finishes throughout

## How It Lives

Refined Guest Experience

Boutique in scale, thoughtful in execution

Elevated Work-From-Home Environment

Quiet, focused, and intentionally set apart

Creative Studio with Architectural Presence

Where ideas, design, and expression take shape

Au-Pair/Caretaker's Quarters

Private, independent living for staff, designed  
with comfort and discretion in mind.

## Delivery & Opportunity.

Turnkey, Design-Forward Living

A finished product delivered with intention,  
quality, and clarity

Effortless Integration

Seamlessly complements the estate's overall  
composition

Refined to the Final Detail

A finished space where nothing feels unfinished  
or left to interpretation

# The Milk House



## Proposed Specifications

Fully Realized Milk House

Metal Roof

Restored Antique Brick Floors

Restored Wavy Glass Windows

Restored Hand-Hewn Beams

Cedar Paneling through the interior walls & ceilings

All new electrical & recessed-lighting

## How It Lives

A Space Entirely Its Own

Intimate, understated, and deeply personal

A Writer's or Reader's Studio

A space for focus, reflection, and expression

A Garden Cottage Setting

Surrounded by landscape and natural beauty

## Delivery & Opportunity

Naturally Set Apart

Positioned to feel private, peaceful, and distinctly its own

Small in Scale, Rich in Experience

A refined space that adds depth and character to the estate

Essential to a Full Estate Feel

Contributes to a layered, multi-structure experience that defines a true estate setting

# The New Main House



## Proposed Specifications

Modern farmhouse with clean, balanced architecture

Approx. 3,600 sq ft of finished living space

Four-bedroom, three-bathroom layout

Dramatic vaulted ceilings

Full wall of glass overlooking open meadow

Open-concept kitchen, dining, and living spaces

Spa-inspired primary suite with walk-in closets

Unfinished lower level with future expansion potential

Designed to anchor the estate's overall composition

## How It Lives

The Defining Centerpiece of the Estate

A home that establishes presence, arrival, and identity

Designed for Elevated Everyday Living

Open spaces that feel expansive, yet intentional

A Constant Connection to the Land

Natural light, meadow views, and open sky woven into daily life

## Delivery & Opportunity

Fully designed and ready for execution

A clear path from vision to completion

A Guided, White-Glove Build Experience

Work alongside architect and builder from start to finish

The Foundation for Long-Term Value

A custom home in a location defined by premier estate properties

# Expansive Acreage



## Proposed 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

## How It Lives

Open Pastoral Living

Equestrian-Ready Grounds

Seamless Indoor-Outdoor Living

Thoughtfully Composed Estate Grounds

Curated Arrival Experience

## Delivery & Opportunity.

Fully prepared and estate-ready

Cleared, opened, and ready to be lived on from  
day one

Defined and structured landscape

White fencing and restored stone walls establish  
character and boundaries

A Finished Canvas for Outdoor Living.

Ready for gardens, entertaining, equestrian use,  
or future amenities

# Learn More About Bellwether Farm

## TAKE THE TOUR



**Jake Garay**

Founding Agent, Hudson Valley

914.772.2603

[jakegaray@serhant.com](mailto:jakegaray@serhant.com)



**Samuel Berek**

Licensed RE Salesperson

917.239.7018

[samuel.berek@serhant.com](mailto:samuel.berek@serhant.com)

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