



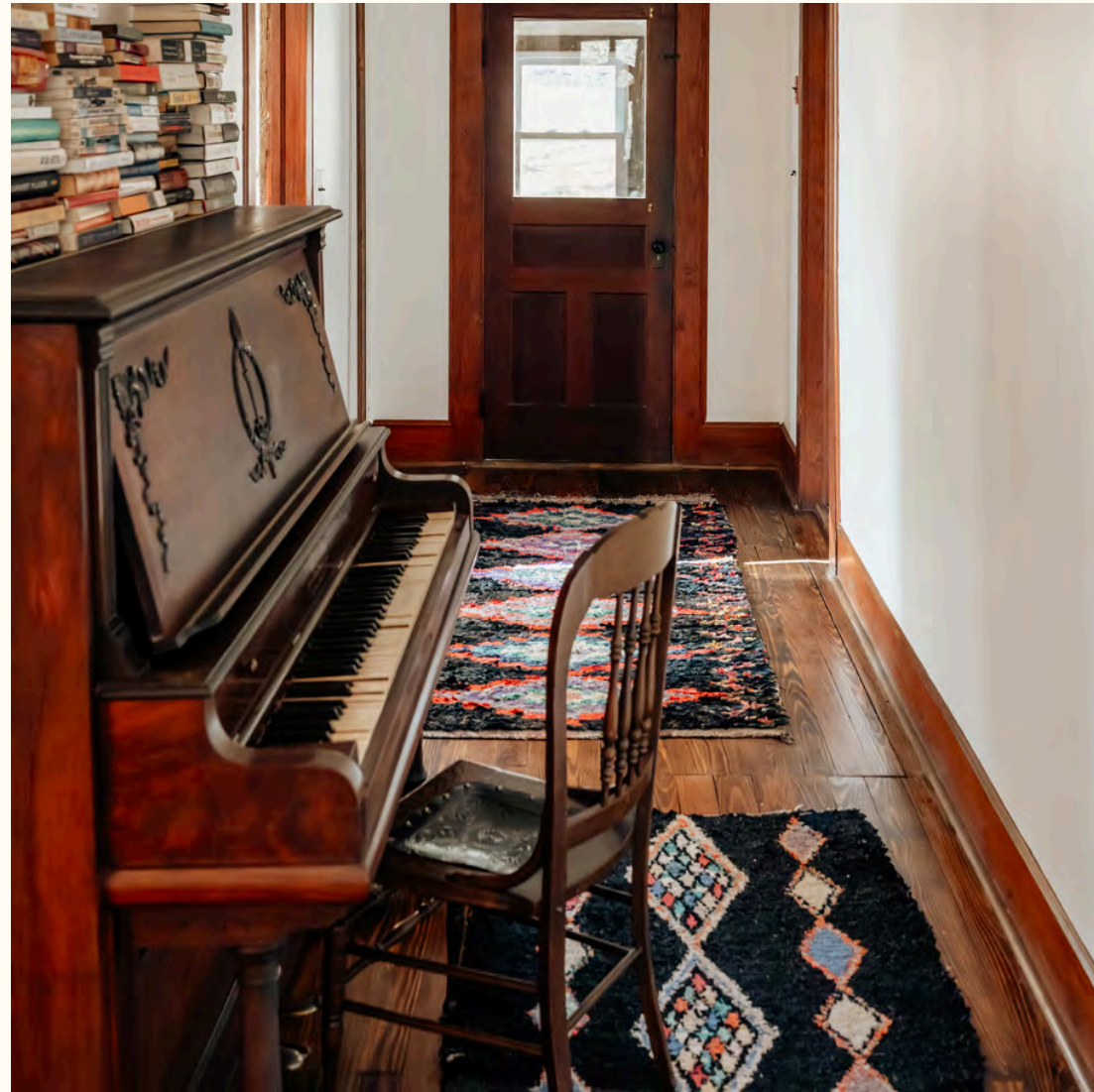
# The Piano House

For sale by Anatole House.



541 County Road 114, Cochection, NY 12726





# Introducing The Piano House

A rare designer-restored circa 1890's farmhouse set on eighteen park-like acres in the Catskills foothills. An ideal basecamp for exploration - or an everyday staycation.



# The Property

## Property

Year Built: 1930 per Town record (though evidence found in the house suggests circa 1890)  
Bed/Bath: 3/2  
Sqft: 1,408  
Acres: 18.45 (per 2018 survey)  
Road: Public, private driveway  
SBL: 1-1-38

## Top Amentities

- Gut renovated in 2018 with preserved original and antique details
- High 10-foot ceilings
- Providence and prominence
- Wood burning stove
- Park-like 18 acre property with a half-mile trail
- Native meadow + fruit trees
- Bluestone patio, stone steps, and platform deck
- Outdoor shower
- Full stand-up unfinished attic
- Detached garage for storage

## Property Taxes (annual)

- Town (2025): \$4,907
- School (2024-2025): \$4,597

## Connectivity

- Internet: High speed Spectrum internet
- Cell service: Good





# The House

Enter into a grand center hall – a partition that stretches the entire length of the home, creating two perfectly symmetrical wings. Mirroring elements found throughout the farmhouse, the hallway features ten-foot ceilings, original heart pine floors, copper detailing, and antique findings, including a piano that has been in residence since the home's early history.

To the left, the public quarters begin with a spacious living room that overlooks the expansive property. Large windows and high ceilings allow light to pour into the space for a bright and airy feel, while a cozy wood burning stove adds a centerpiece for gatherings. A sequence of perfectly aligned openings allows for elegant sight lines and a seamless flow into the dining area. Clad in wide plank boards salvaged from an outbuilding that once sat on the property, and a charming corner built-in saved during restoration, the space embraces historic roots with a fresh sense of modernity. Beyond the dining room sits a large kitchen, where elements like a copper backsplash, butcher block countertops, and the original farmhouse sink flawlessly merge new and vintage design.

To the right of the grand center hall one finds a series of private quarters, consisting of a full windowed bath with ming green fixtures and a closet with washer/dryer, a primary suite, and two additional bedrooms. The ensuite bathroom features a large windowed shower and closet nook. Practicality is not overlooked with a rear mud room for convenience. A large stand-up attic runs the length of the home, providing ample storage or future possibilities.









# House Details

## Utilities

- Electric: NYSEG (whole house rewire 2018)
- Fuel: Oil (Cochecton Propane & Oil)
- Heat: Hot water baseboards (new boiler 2023, serviced 2024)
- Water heater: Heated by boiler (oil)
- Septic: New 1,000-gallon tank (installed 2018)
- Water: Drilled well (new pump 2024)

## Appliances

- Induction Range/Oven (new 2024)
- Fridge
- Dishwasher
- Vent hood (externally vented)
- Washer and dryer (electric)

## House Contents

The piano is staying with the house, and is included with the sale. There is a select furniture package available for \$3,000. Please inquire for details.

## Noteworthy

- Metal roof, windows, insulation, whole house rewire and plumbing (2018)
- EV charging station (2020 - not permitted but installed by licensed electrician)
- Rear hardscaping and platform deck (2019)
- Outdoor shower (2020)



**Year built** circa 1890

**Square footage** 1,408







# (Her)Story\*

Steeped in history, providence and prominence, The Piano House has long been a haven for women with vision. Built in the late 1890's by Tom O., the home was gifted to his daughter Millicent - a Brooklyn girl and Teacher of Piano who craved a country escape between her City escapades. She hosted a dazzling circle of tastemakers with soirées and sing-alongs, making the house a hub for creative respite. The tradition carried on with her daughter, another Millicent, who kept the music alive - mentoring students, including a neighbor who later made it in the New York music scene. With every note played and every guest welcomed, The Piano House continues to hum with an effortlessly cool spirit.

\*While this history is based on photographic records and documents found in the house during restoration, the author has taken creative imaginative liberties and we do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.



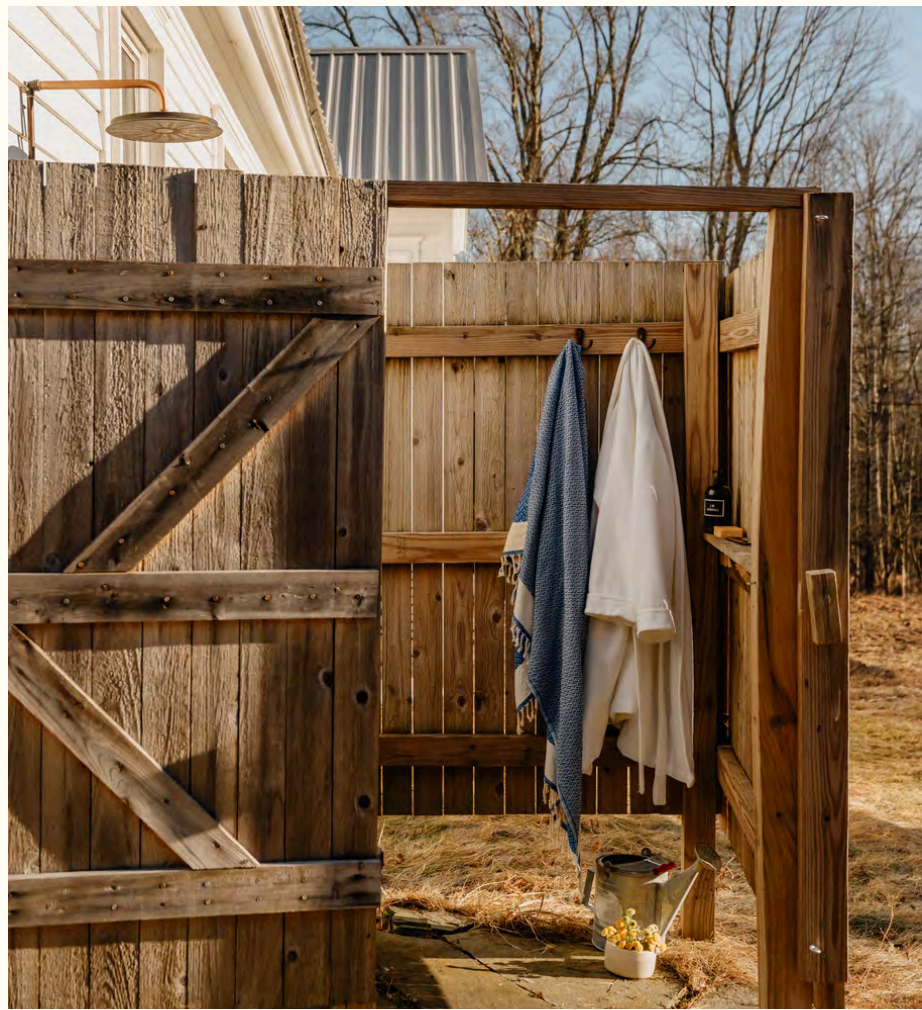


# The Grounds

Behind the house is a bluestone patio, with stone paths that lead to a well-lit platform deck and a firepit, both ideal for evenings under the stars. Beyond the patio area, the 18-acre property stretches into forested land with a half-mile hiking trail, a native meadow, small orchards of apple and quince trees, and wild blueberry bushes. Spend your mornings exploring the expansive grounds, and then enjoy a relaxing rinse surrounded by nature in the outdoor shower. In the front of the home, there is a large covered porch, perfect for sipping tea (or something stronger) as you welcome guests up the grand 100-year old carriage steps. Charge your carriage with the EV station, and a good-sized detached garage provides space for gardening tools and more.



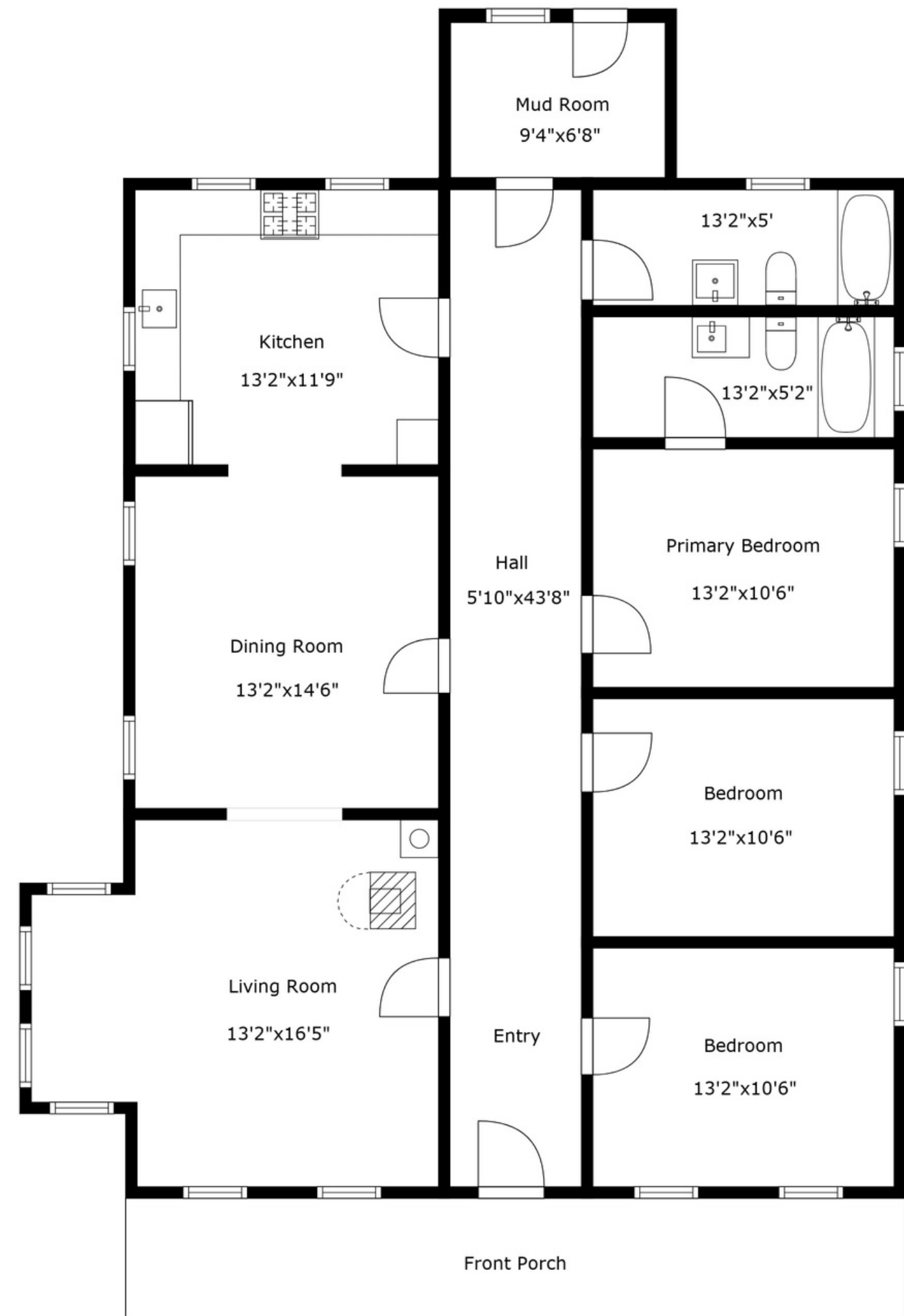






# The Flow

- 1,408 sqft
- Full stand-up attic with pull-down stairs
- Partial basement housing mechanicals and storage
- Detached, old-style, 1-car garage
- Notice: All floor plans for illustrative purposes only. We do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.





# Summer Forward

While The Piano House is a home for all seasons, here are a few notes for those already thinking “summer forward” tunes.

## The Native Meadow Project

“In 2019 we decided to let the area west of the house - between tree line and the country road - grow with minimal intervention to promote biodiversity. After four years, we’re now beginning to see the results. The native meadow attracts butterflies, nesting birds, and most importantly bees. We’ve also began seeding with native wildflowers which are perennial and will emerge over the course of the next three years, and we have been creating a meandering path through the meadow to enjoy its beauty and reach the apple trees.”

Detailed instructions for continued meadow restoration are available for a future caretaker, if desired.



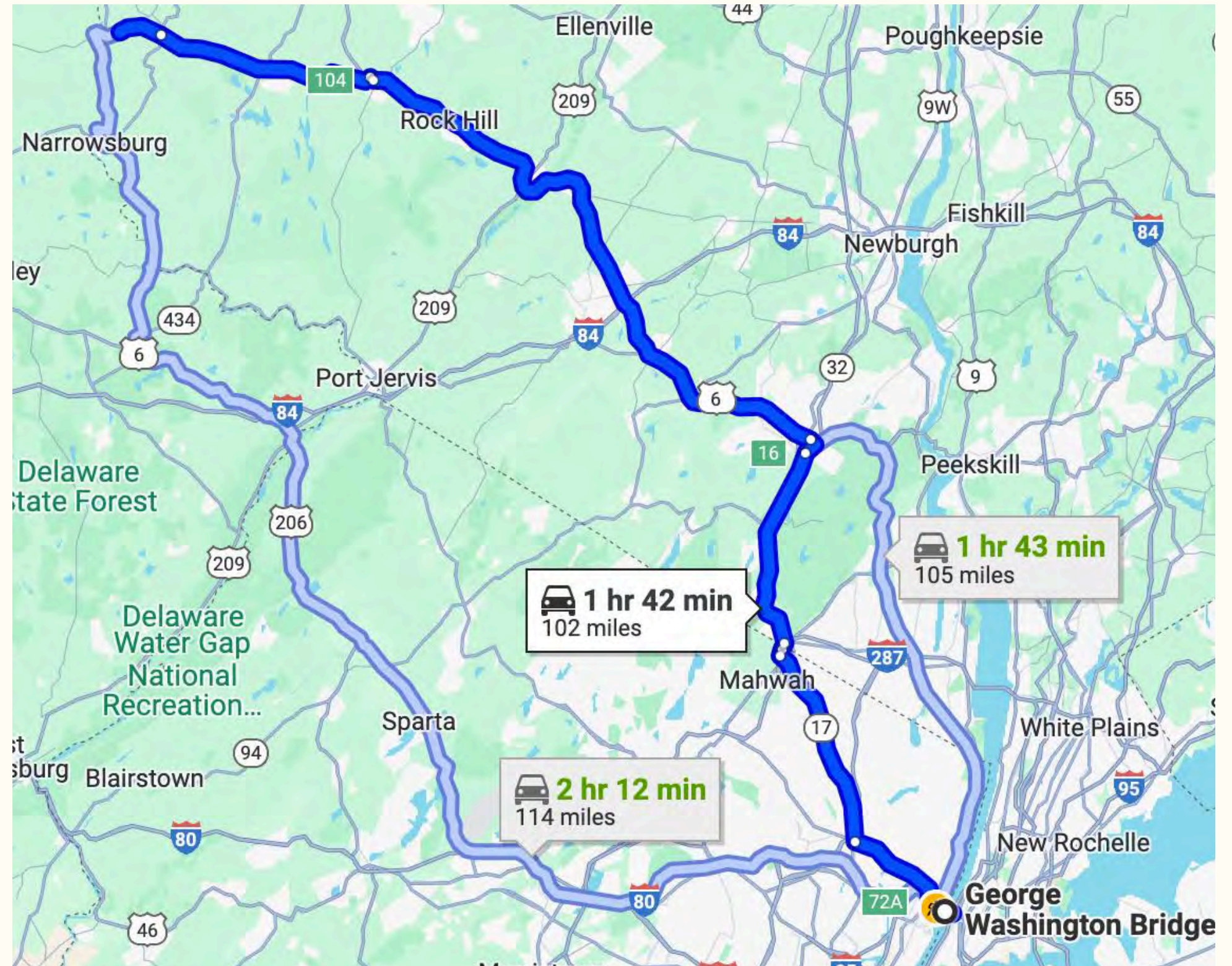






# The Location

The Piano House is an ideal basecamp for exploring the Sullivan County Catskills. Just 10 minutes to Callicoon and the Delaware River, 15 minutes to Narrowsburg, and 30 minutes to Livingston Manor, there is no shortage of easily accessible boutiques, vintage shops, restaurants, bars, and outdoor adventures. The town of Cohecton also houses several noteworthy gems, including the Cohecton Fire Station for dinner and drinks, the Cohecton Pump House for events, and Unbroken Acres Farm for produce and community events right down the road. All less than 2 hours from NYC.







# Private Showings

*By appointment only:*

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