



# Jackalope Farmhouse

For sale by Anatole House.



8144 St Rt 52, Narrowsburg, NY 12764





# Introducing Jackalope Farmhouse

A classic 1930s craftsman with thoughtful updates marrying vintage charm and modern farmhouse aesthetic. A bucolic setting - just five minutes to popular Narrowsburg main street amenities - creates an ideal basecamp for exploration, or a mini-estate for small farm dreams.



# The Property

## Property

Year Built: 1931  
Bed/Bath: 3/1.5 (pontential to convert to 2 full baths)  
Sqft: 1,196  
Acres: 1.30  
Road: Public, private driveway  
SBL: 4.-1-17.1

## Top Amentities

- Country setting just minutes to Narrowsburg amenities
- Original details + designer updates
- Providence and prominence
- Bucolic property with mature plantings and rolling grounds
- Small pond and fruit trees
- Wood burning stove
- Deck and outdoor shower
- Turn key and easy maintenance
- Detached garage for additional storage

## Property Taxes (annual)

- Town (2025): \$2,117
- School (2024-2025): \$1,980

## Connectivity

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





# The House

Through the side entrance, step into a beautifully appointed country kitchen, once featured in the NYTimes. Built around exposed brick, the kitchen mingles ebony cabinetry with vintage-inspired hardware and modern stainless steel appliances, while a cozy breakfast nook extends toward French doors that open onto a low-slung deck, perfect for al fresco dining.

A breezy flow continues as a quaint formal dining area leads from the kitchen to the large living room. A wood-burning stove set on a stone hearth anchors the space, and a small office nook serves as a quiet writing corner. The first floor also includes a mud room off the kitchen, as well as a powder room with convenient main floor laundry – adorned with Jackalope wallpaper, antique door, penny-tiled floors, and deep blue paneling.

Back in the living room, a handsome wood staircase leads to the second floor. Each of the home's three bedrooms sits on this level, with the largest boasting oversized windows, built-in bookshelves, brick accents, and a closet with vintage hardware, including a crystal doorknob. The other bedrooms echo similar details, with ample closet space, hardwood floors and paneled walls creating a cohesive feeling throughout the second level. An updated full bath features ample built-in storage, shiplap paneling, and a vintage tub.

A full unfinished basement – with both interior and exterior access – provides additional storage and convenience.









# House Details

## Utilities

- Electric: NYSEG (panel and subpanel in basement)
- Heat: Hot water baseboards (boiler installed 2005 and last serviced 2024)
- Heating Fuel: Oil (Cochecton Propane & Oil)
- Cooking Fuel: Propane (rented tank - Cochecton Propane & Oil)
- Water heater: Indirect (heated by oil fired boiler)
- Septic
- Water: Drilled well (located under back deck)

## Appliances

- Gas Range/Oven (propane)
- Fridge
- Dishwasher
- Vent hood
- Microwave
- Washer and dryer (electric)

## Noteworthy

- New roof installed 2015
- Kitchen updated 2016 and featured in the *NYTimes*
- Powder bath cosmetically updated 2017
- Second floor bath cosmetically updated 2022
- Three outdoor spigots provide water access throughout the property: one behind the garage, one by the pond, one by the raised garden beds
- Vintage camper not included with sale



**Year built** 1931

**Square footage** 1,196







# The Grounds

Set on just under one and one-half acres of bucolic land, the property is surrounded by mature plantings - hydrangeas, lilacs, blueberry bushes, wild blackberries, and a mix of trees including crabapple, pear, willow, and an ancient tamarack. Stone-edged garden beds wrap the perimeter of the home, while raised beds near the mud room entry offer space for seasonal vegetables or cut flowers.

A low-slung deck - conveniently accessed from the kitchen - provides a spot for refreshments and BBQ's, and an outdoor shower just three steps further adds a relaxing retreat for summer rinses. Beyond, the rolling lawn offers room for a fire pit and endless uses. Avid and aspiring gardeners will appreciate the water spigots strategically placed around the property. Combined with a charming pond, the lovely grounds have ample potential for diverse gardens and small animal/livestock in different areas of the plot. Realize small farm dreams or just bask in a bijou backyard oasis.





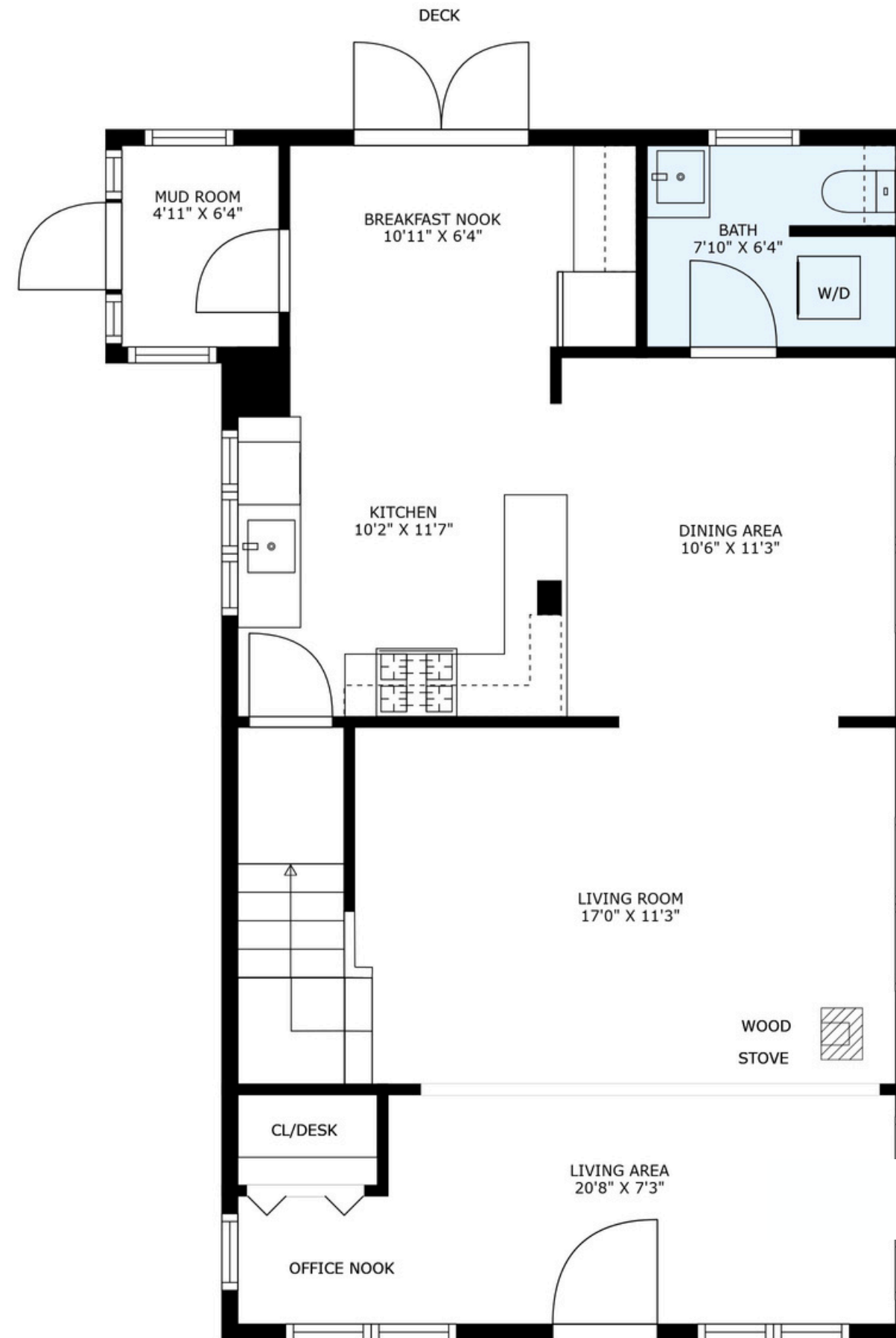




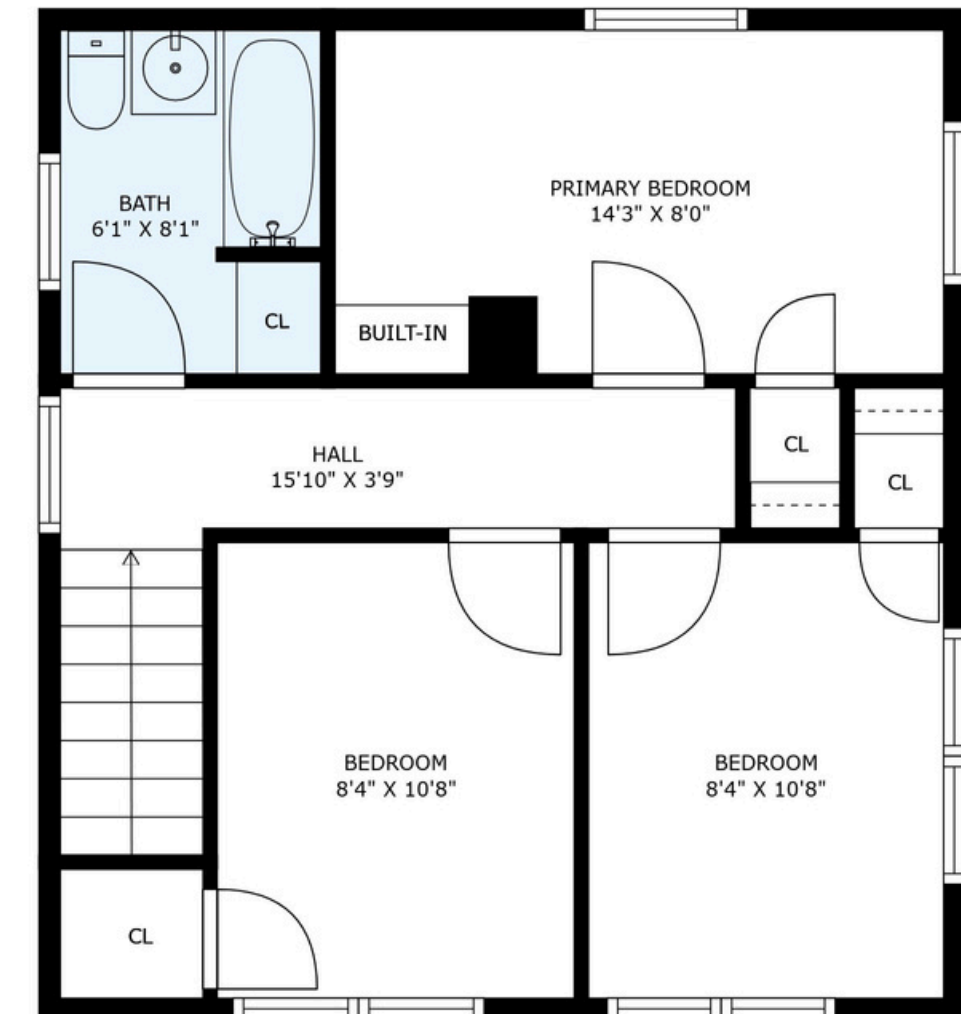
# The Flow

- 1,196 sqft
- Full unfinished basement housing mechanicals and storage
- Unfinished attic with pull-down stairs
- Detached, old-style, 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.



MAIN LEVEL

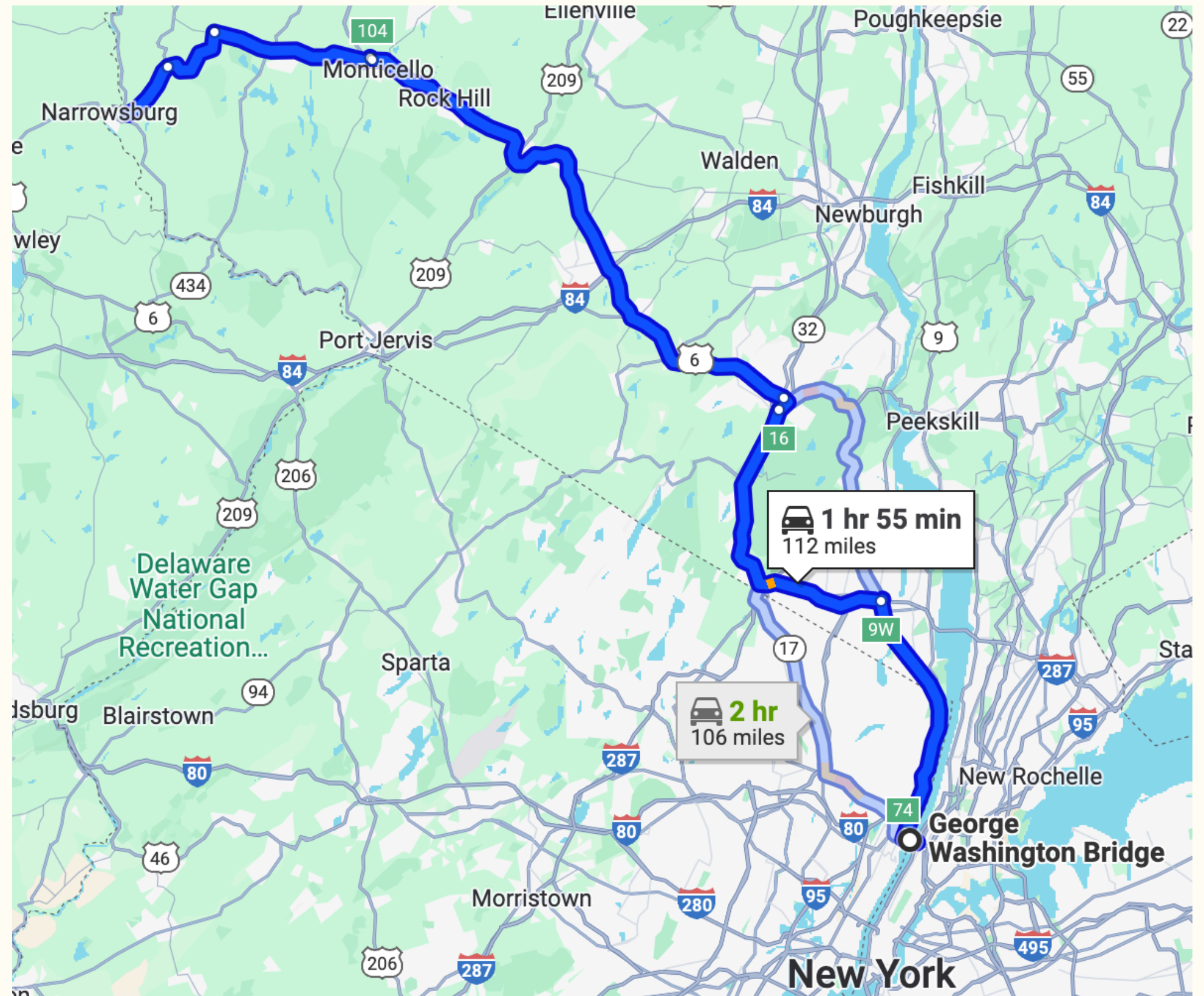


2ND LEVEL



# The Location

Despite its country mini-estate setting, the home is less than five minutes from Narrowsburg's charming main street amenities. Spend Saturdays at the Farmers Market before grabbing lunch at The Laundrette, or spend the day vintage shopping at Maison Bergogne and Madame Fortuna. Outdoor enthusiasts can enjoy river rafting on the Delaware River – or stay dry with a hike along the Tusten Mountain Trail. A short 20-30 minute drive brings you to nearby attractions like the Bethel Woods Center for the Arts, as well as the must-see towns of Barryville, Eldred, Callicoon, and Jeffersonville. After a day of exploring the surrounding area, pick up craft beer and provisions at Narrowsburg Proper, or enjoy a sit-down meal with river views at The Heron. All of this, just over 100 miles from the George Washington Bridge.







# Private Showings

*By appointment only:*

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