

NO CINO

235 HANKINS ROAD
ROSCOE, NY 12736

FOR SALE BY JILL BORENSTEIN
ANATOLE HOUSE





Contents

- 03 The Story
- 05 Step Inside
- 06 The Grounds & Location
- 08 More Info



There are country houses, and then there are places that feel as though they have quietly belonged to the landscape forever.

Set across 7.7 acres of meadow, woodland, fruit trees, and stream frontage, this beautifully renovated farmhouse is a rare meeting of old-world character and thoughtful modern living. The setting is expansive and once down from the road, private, with meadow views giving way to wooded hills and a stream winding through the property below.

It is a place for long afternoons in the garden, dinners on the deck, wandering down to the stream, gathering fruit from the trees and watching the meadow change with the seasons. A home with history, land and soul, renovated enough for modern life, but still deeply connected to the landscape that surrounds it.





STEP INSIDE

Inside, the house has been renovated, preserving the warmth and character that make an older home feel special while creating a comfortable, beautifully considered place to live. A wood-burning stove anchors the living spaces, while generous windows bring the surrounding landscape into nearly every room. The kitchen and dining area open toward the views, with an original tin ceiling overhead, propane stove and a wonderful sense of connection to the outdoors.

The primary bedroom and en-suite bath are thoughtfully tucked away on the main floor, while upstairs, three additional bedrooms are joined by a flexible bonus space currently used as a music studio and bunk room, an inviting space for guests, kids, or creative pursuits.

There is also something quietly modern about the way this home operates. The owners live almost entirely on solar power, with the 30 panel array providing the majority of home's electricity. The property remains connected to the grid, but day-to-day life here is remarkably self-sufficient.





THE GROUNDS

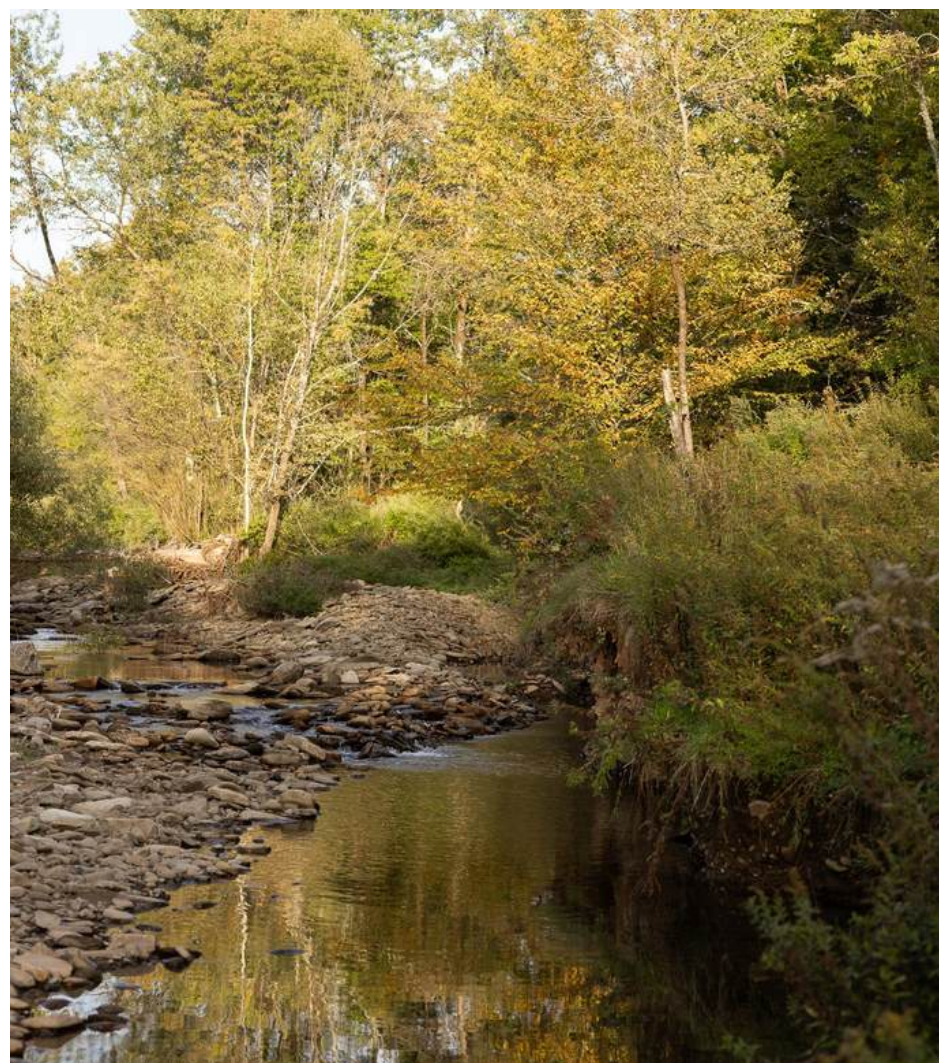
The property itself is the real story. “Nocino” takes its name from the traditional Italian walnut liqueur, a nod to the mature black walnut trees that anchor the landscape. Around the house, a broad lawn gives way to mature walnut and chestnut trees, a fenced garden, established apple and pear trees, with a path leading through the meadow to the 30-panel solar array. A large grassy swath stretches alongside the house, newly planted with peach, pear and other trees. Beyond it all, the stream offers a secluded, wooded setting with rocky banks, the sound of moving water and perfect for cooling off.

And then there is the barn: massive, weathered, and beautifully imperfect. With its original timber construction and generous proportions, it serves today as garden storage and a carport while preserving a tangible connection to the property’s agricultural past.

THE LOCATION / FREMONT CENTER, NY

Set right along Hankins Road (or County Rd 93), Nocino offers the rare combination of a private country setting with easy access to some of the western Catskills’ best-loved towns and outdoor spots. Roscoe is a short drive away, as is Crystal Lake for swimming, paddling and quiet summer days by the water. Head a few minutes west and you’ll find Callicoon’s Main Street, with cafés, natural wine, farmers market and shops. Easy access to the Delaware River, Nocino is a wonderfully connected corner of the Catskills, quiet enough to feel tucked away, but close to the places you’ll want to go. 2 hours to NYC!







Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.

MORE INFO

AT A GLANCE

- Year Built: 1870 (renovated 2024)
- Bed/Bath: 4/2.5
- Sqft: 2,284
- Acres: 7.73
- SBL: 22.-1-3.1
- Road: Public
- Siding: New Hardie Board and Batten (2024)
- Roof: Metal (2024)

TOP AMENITIES

- Renovated (2024)
- 30 Panel Solar Array with Tesla Power Wall Backup Battery
- Tesla Car Charger
- Wood Burning Stove
- Stream Frontage
- Barn
- Fruit Trees
- Mountain Views

UTILITIES

- Electric: NYSEG, Solar
- Heat: Electric Mini-Split, Radiant Bathroom Floor Heat
- Cooling: Electric Mini-Split
- Water Heater: Stand alone, 50-gal Bradford-white electric/heat pump hybrid water heater, can be turned on/off remotely (2025)
- Septic: Septic
- Water: Drilled Well
- Fuel: Solar, Electric, Propane for gas stove/oven

AUDIO RECORDING DEVICE

Outdoor Audio/Video Recording Device

APPLIANCES

- Dishwasher
- Gas Range
- Refrigerator
- Washer/Dryer
- Grill

TAX INFO

- Town Tax: \$1,987.65 (2026)
- School Tax: \$2,392.57 (2026)

CONNECTIVITY

- Cell Service: Fair
- Internet Provider: Spectrum

FURNITURE + CONTENTS

Furniture available. Please inquire.

SHORT TERM RENTAL

Buyer to confirm allowable uses

FLOOD ZONE

Not located in an active flood zone



NOTES

A fire occurred on February 20, 2024. The affected portions of the property subsequently underwent professional mitigation, restoration and reconstruction. To the sellers' actual knowledge, there is no remaining fire or smoke damage.

The property underwent a full professional restoration and rebuild (mitigation by PuroClean; interior rebuild by Brooks & Son; roof and siding by Luna Siding and Roofing; electric HVAC/solar conversion) 2024-2025.

2024-2025 renovation resulted in all new electric heating and air-conditioning mini splits throughout home (2024 Mitsubishi Hyper Heat ductless mini-split system), two outdoor condensers, removal of oil heating system, all new electric wiring and panel, carbon monoxide and smoke detectors, ring doorbell, hot water heater, new wood stove, new interior and exterior walls and siding and new oak floors in most of the home and deck was upgraded.

A licensed February 2024 survey lab-tested the original exterior fiber cement siding at >11% asbestos. Every interior sample (drywall, joint compound, bathroom floor tile) came back "None Detected." All original siding was removed by a licensed mitigator and all new James Hardie Board and Batten white siding was installed over all new sheathing and weather resistive barrier (Tyvek house wrap).



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