

 LOCATION

North Branch, NY 12766

 SPECS

20 acres

 DISTANCE FROM NYC

120 miles

 CATEGORIES

Barns, Cottage, House, Loft

 TAGS

Backyard Lawn, Balcony, Barn, Bathroom, Bedroom, Deck, Dock Pier, Eclectic Quirky, Exposed Beam, Fireplace, Garden, Hammock, Kids Room, Kitchen, Lake or Pond, Living Room, Modern Contemporary, Ping Pong Table, Porch, Rustic, Skylight, Staircase Ext, Stone Wall, Sun Room, Terrace Patio, Water View, White Spaces, Wood Floor, Woods

## Notes

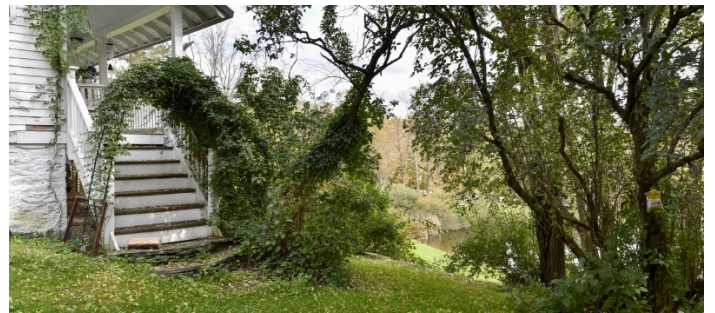
Located 2 hours from Manhattan, in North Branch, on twenty pristine acres within the historic Western Catskill triangle of Livingston Manor, Callicoon, and Bethel, New York.

The property consists of a classic white farmhouse perched above a spring fed pond, a charming guest house, and fully refurbished 130-year-old barn that features a huge open loft space and living quarters plus state-of-the art music studio.

The Farm House - homey space, with stocked Italian kitchen, sun-soaked dayroom, night room with two Eames Recliners flanking the wood stove, as well as four bedrooms.

Barn - two thousand square foot with light-soaked plush living room, 2 kitchens including the Gentlemen's bar, ping pong table, 3 Bedrooms & 2.5 baths.

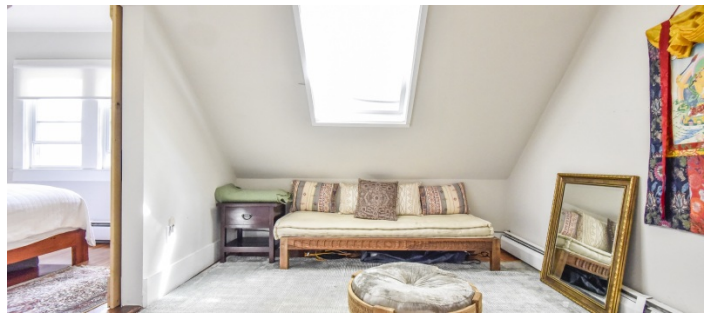
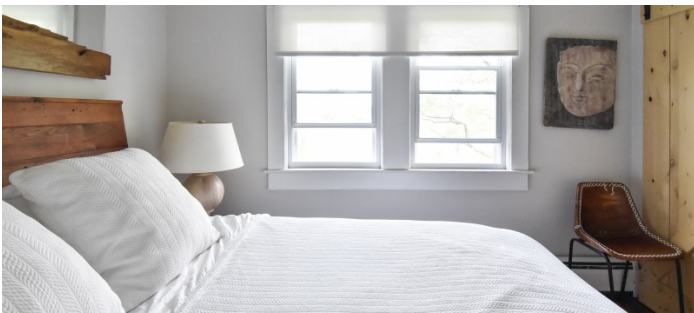
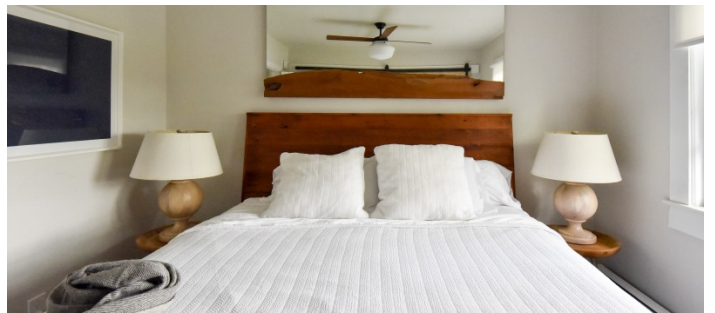
Guest House - Cottage up the hill.







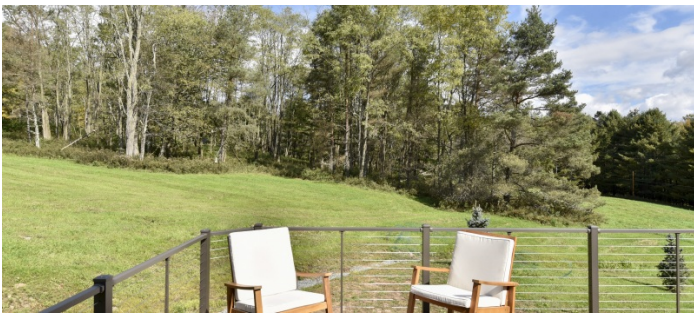






CONVERTED BARN - EXTERIOR

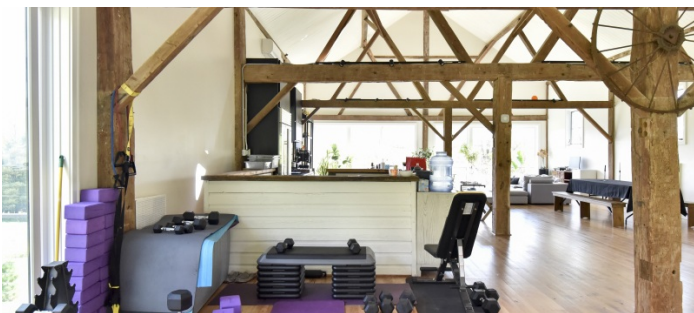


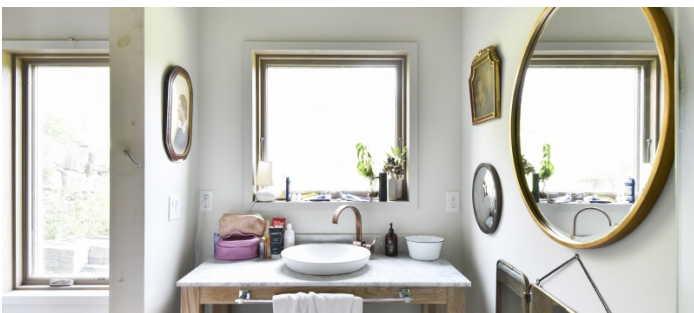
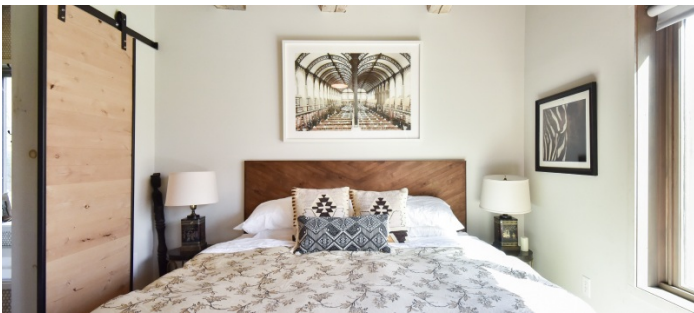












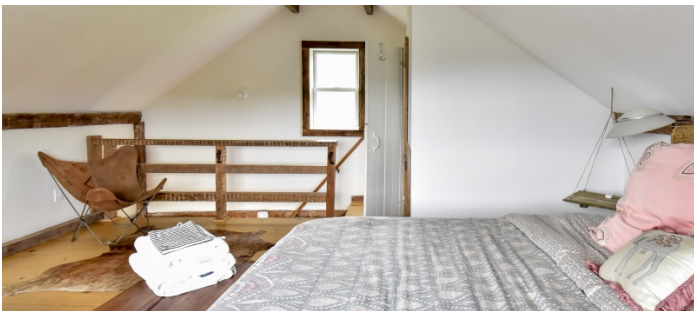
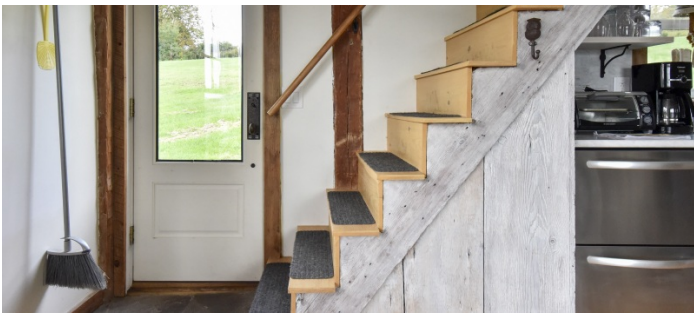
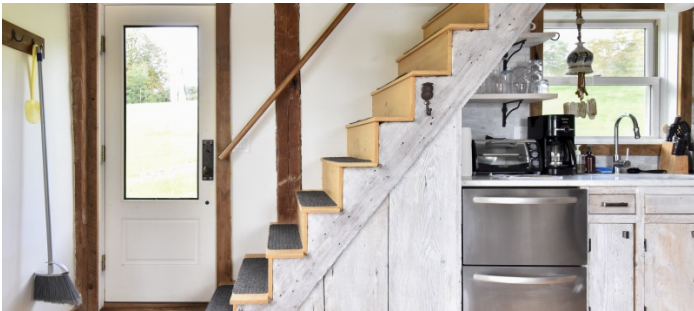












POND



DRIVEWAY

