



'The Windmill House' in Osterville

Image digitally enhanced to depict summer landscaping; details may vary.

12 Cockachoiset Lane, Osterville, MA

Price	\$ 2,950,000
Rooms:	Seven
Bedrooms:	Three
Bathrooms:	Three Full
Living Area:	3,178 square feet
Assessment:	\$ 2,894,800 / 2026
Acres:	.27 Acres
Year Built:	1858 / Renovated
Heating:	Forced Hot Air
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 23,604 / 2026

Located in the heart of Osterville - one of Cape Cod's most desirable seaside villages along Nantucket Sound - 12 Cockachoiset, known as the iconic "Windmill House," offers a distinctive blend of coastal charm and architectural character. Recognized for its unique two-story windmill adorned with seaside murals, the home features a balcony with water views and serves as a memorable focal point of this special property. The main living spaces are designed for comfort and gathering, highlighted by a generous great room with a custom fireplace that opens to a covered patio and private side yard. A well-appointed kitchen adjoins the dining room, while the first floor also includes a bedroom with attached sitting room, laundry, and multiple inviting outdoor living areas. Upstairs, the primary suite is anchored by its own fireplace, private bath, and walk-in closet. An additional sitting room with balcony access and a third bedroom complete the second level, offering flexible space for guests and relaxation. Ideally located just moments from Osterville Village, this property enjoys close proximity to boutiques, dining, and nearby beaches, while also being near some of the area's most renowned marinas, including Nauticus Marina, Crosby Yacht Yard, and Oyster Harbors Marine - offering convenient access to premier boating and waterfront amenities. The adjacent property, 30 Cockachoiset Lane is also available. Together, the properties offer a rare opportunity to create a side-by-side coastal compound, with a demonstrated history of significantly strong, high-value rentals and private gatherings. The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Buyers are encouraged to do their own due diligence through independent verification.



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Directions: Bridge Street to Cockachoiset Lane

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Exclusively Represented by

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Berkshire Hathaway HomeServices Robert Paul Properties

12 Cockachoiset Lane, Osterville

Property Details

Main Level

Living Room

- Wood flooring
- Vaulted, beamed ceiling
- Fireplace
- French doors to covered brick patio

Dining Room

- Wood flooring

Kitchen

- Wood flooring
- Pantry

Back Hall

- Access to back deck and outdoor shower
- Full bathroom

Bedroom

- Wood flooring
- Closet

Sitting Room

- Wood flooring
- Full bathroom

Laundry Room

- Wood flooring
- Stacked washer and dryer
- Built in laundry area with sink

Windmill

- Sitting room with French doors to patio
- Second level sitting room with French doors to balcony

Second Level

Primary Bedroom Suite

- Water views
- Wood flooring
- Fireplace
- Closets
- Window seat
- Sitting area
- Walk in closet
- Primary bathroom with wood flooring

Bedroom

- Wood flooring
- Closet

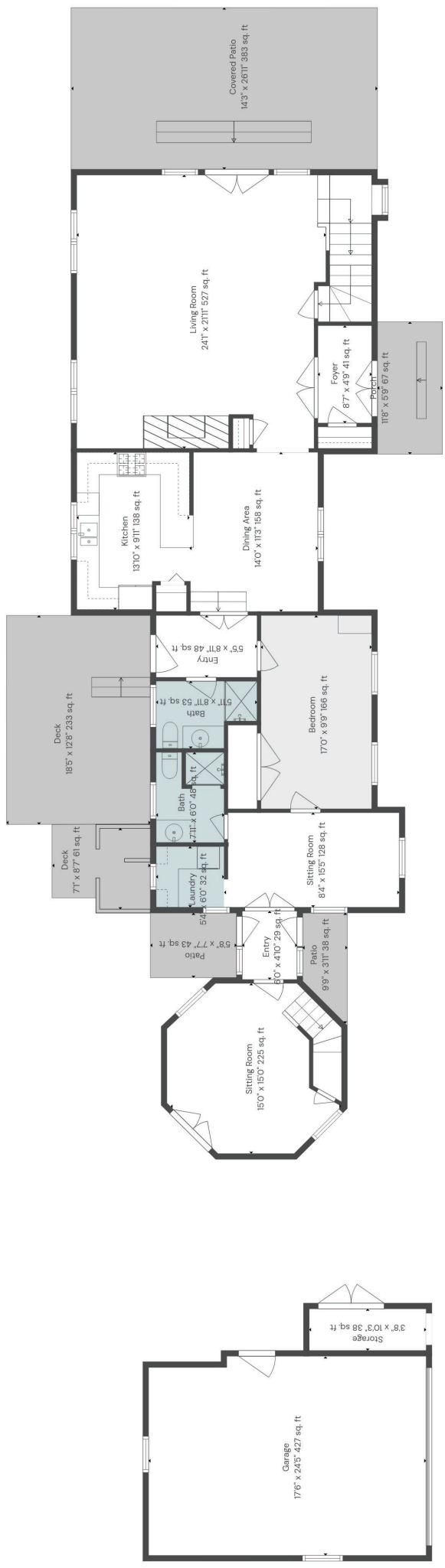
Sitting Room

- Wood flooring
- French doors to balcony
- Built in bookcases

Special Features

- Forced hot air and central air
- Detached garage with storage
- Outdoor shower
- Fenced in yard with pergola and water feature

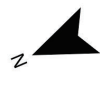
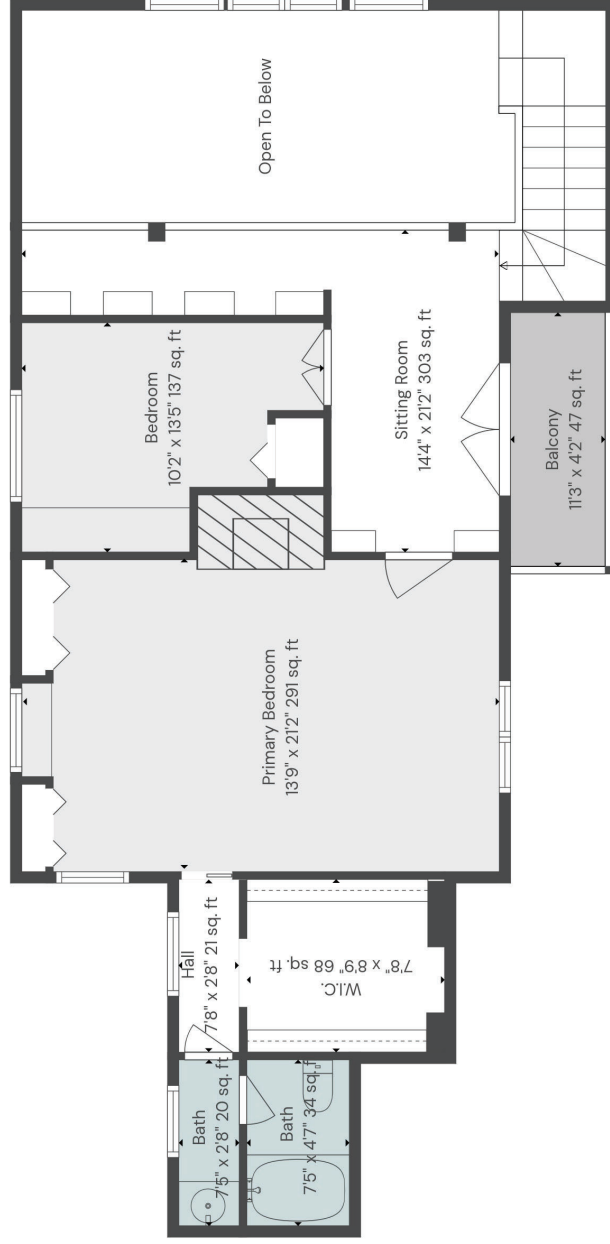
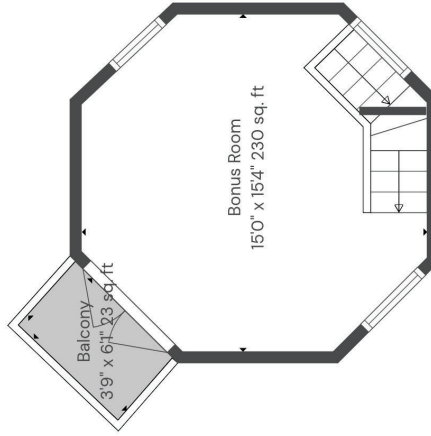




TOTAL: 2633 sq. ft

1st floor: 1616 sq. ft, 2nd floor: 1017 sq. ft
 EXCLUDED AREAS: STORAGE: 38 sq. ft, GARAGE: 422 sq. ft, FOYER: 51 sq. ft,
 COVERED PATIO: 383 sq. ft, PATIO: 74 sq. ft, PORCH: 67 sq. ft,
 DECK: 295 sq. ft, BAY WINDOW: 3 sq. ft, BALCONY: 70 sq. ft,
 OPEN TO BELOW: 203 sq. ft, WALLS: 285 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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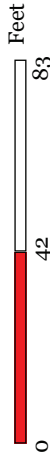
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Legend

Road Names



Map printed on: 3/17/2026



Approx. Scale: 1 inch = 42 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



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