

\$5,950,000 - 7043 Phillips Mill Rd, NEW HOPE

MLS® #PABU2066702

\$5,950,000

6 Bedroom, 6.50 Bathroom, 6,330 sqft
Residential on 12.16 Acres

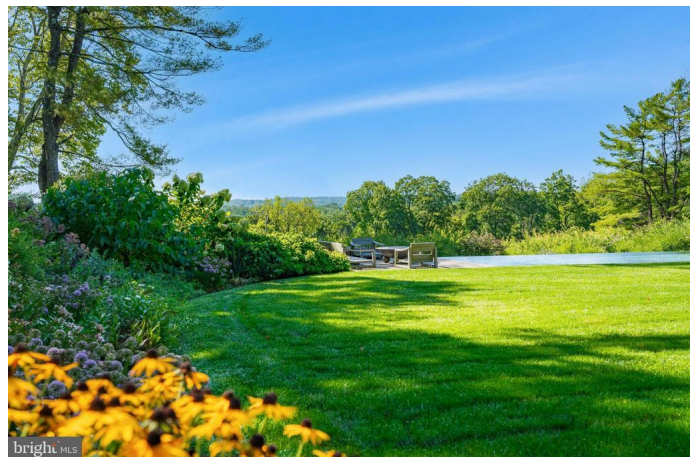
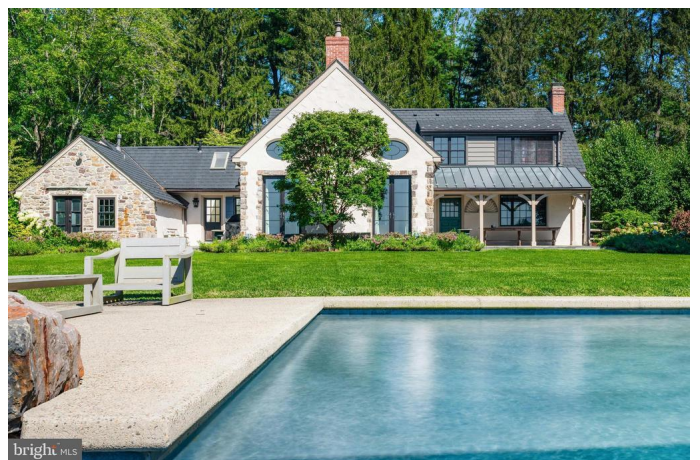
NONE AVAILABLE, NEW HOPE, PA

The winding country roads of Solebury Township are an idyllic backdrop for this elegant gated estate. Surrounded by twelve acres of rolling meadows and verdant woodlands, this bucolic property offers a serene and secluded retreat like no other.

Holmquist Farm epitomizes a harmonious coexistence between nature and the comforts of home. Every aspect of the property has been renewed or improved in the last three years, including stunning new floors and unique light fixtures throughout the main house, a detached garage with luxe guest house, extensive landscaping, infinity pool, and even a pickleball court.

Entry begins with a classic formal living room with deep silled windows, walls of built-ins, and a wood-burning fireplace. The large family room boasts a 2-story vaulted ceiling with reclaimed wood beams and massive chandeliers, along with a floor-to-ceiling stone fireplace flanked by tall windows. The 2022 gourmet kitchen is a chef's dream, with marble backsplash, soft close cabinets, burnished bronze fixtures, and a large island. The dining room is elegant with hand painted orchids adorning the walls and French doors leading out to a bluestone patio surrounded by stately rows of flowering trees.

The luxurious first floor primary suite is a private oasis, with a high ceiling, lavish spa



bath, and sliding glass doors to an ivy-draped patio. Upstairs, another full bedroom suite includes a built-in window seat, two Juliet balconies, and private bath, while two additional bedrooms share an updated hall bath. The finished lower level delights with a fully equipped wet bar, flex room suitable for a home office or extra bedroom, and wine room. A home theater, full bath, and stairs to the outside make this a wonderful space to entertain family and friends.

The grounds are ideal for entertaining or quiet days at home. Flowering trees and specimen plantings surround the home, while lush grass extends to a heated in-ground saltwater infinity pool with laminar jets. Surrounded by bluestone patios, this scenic overlook offers long-distance views overlooking open farmland and the hills and valleys of Solebury Township.

Across the driveway a newly built detached garage offers four bays with space for five vehicles. The upstairs guest apartment is an elegant residence on its own. An open-plan living area includes a full kitchen, positioned to take advantage of the oversized picture window looking out over the gardens. The custom marble backsplash is a work of art featuring flowering branches with dimensional marble petals. Two sunny bedrooms and a full bath are nearby, as well as a state of the art exercise room featuring a patented hardwood floor with subfloor spring mechanism and Nanawall that opens to the beautiful environs.

The property was once owned by Miss Karline Holmquist, founder of The Holmquist School for Girls, which merged with a local boys school to become the co-educational Solebury School, whose campus is located just up the road. Peace and quiet, a secluded haven within 90 minutes from three major metropolitan cities with access to international

airports, world-class arts, cultural amenities, entertainment, shopping, and fine cuisine can all be yours at Holmquist Farm!

Built in 1953

Essential Information

MLS® #	PABU2066702
Price	\$5,950,000
Bedrooms	6
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	6,330
Acres	12.16
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Active

Community Information

Address	7043 Phillips Mill Rd
Area	Solebury Twp (10141)
Subdivision	NONE AVAILABLE
City	NEW HOPE
County	BUCKS-PA
State	PA
Municipality	SOLEBURY TWP
Zip Code	18938

Amenities

Amenities	Attic, Built-Ins, CeilngFan(s), Chair Railing, Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Skylight(s), Soaking Tub, Stall Shower, Tub Shower, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wet Bar/Bar, Wine Storage, Wood Floors
# of Garages	5
Garages	Garage - Front Entry, Garage - Rear Entry, Garage Door Opener

View	Panoramic
Has Pool	Yes
Pool	Concrete, Heated

Interior

Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Oven/Range-Gas, Refrigerator, Washer, Water Heater
Heating	Forced Air, Radiant, Zoned
Cooling	Central A/C, Ceiling Fan(s), Zoned
Has Basement	Yes
Basement	Heated, Improved, Interior Access, Outside Entrance, Walkout Stairs, Windows
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick, Gas/Propane, Mantel(s), Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone
Exterior Features	Exterior Lighting, Outside Shower, Sport Court, Balcony, Patio, Roof Deck, Concrete
Lot Description	Backs to Trees, Front Yard, Landscaping, Not In Development, Partly Wooded, Rear Yard, SideYard(s)
Windows	Skylights, Transom
Roof	Rubber
Foundation	Concrete Perimeter

School Information

District	NEW HOPE-SOLEBURY
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Additional Information

Date Listed	March 18th, 2024
Days on Market	584
Zoning	RA

Listing Details

Listing Office	Carol C Dorey Real Estate
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