

\$3,295,000 - 220 Stoopville Rd, NEWTOWN

MLS® #PABU2067886

\$3,295,000

3 Bedroom, 2.50 Bathroom, 3,250 sqft

Residential on 23.77 Acres

NONE AVAILABLE, NEWTOWN, PA

Spring Lane Farm, a magnificent 47 acre Bucks County Farmhouse Estate, is ready for it's next amazing chapter. Rarely does a property of this magnitude become available in such a highly sought after location. This splendid offering, with a home that a portion of which dates back to 1750 and one of the most spectacular ponds you will find anywhere, is now available to purchase. Thoughtfully updated many times along the way, a gated entry and long driveway reveal a tranquil natural setting. Featuring 3/4 bedrooms, original pumpkin pine floors, the home is a picture perfect rendition of a colonial era farmhouse modernized for today's living. Neutrally appointed, quite spacious throughout, and full of natural light with long distance views from many vantage points, the home is in mint, turn key move-in condition, and it will feel like "home" from moment you enter. The gourmet kitchen features high end appliances, marble counters, island seating for four and adjoins the family room and three seasons sunroom, making this space ideal for entertaining. The office/library has built-ins and a wall of windows with long distance views. The formal dining room can accommodate a large gathering, and the original "keeping room" is flexible space for use as a formal living room or breakfast room. A laundry room and powder room complete the main floor. The upper floor reveals the beautiful Primary Suite and huge Primary bath, bright and airy bedrooms 2 and 3, spacious hall bath, a bonus



room that could be for entertainment, quiet study, or use as bedroom 4, and large walk-in hall cedar closet. There is also basement access from inside the house and outside as well. Once outside, the timeless Bank Barn has multiple levels and is in immaculate condition as well, a two car garage and additional carport will house up to 10 cars under cover. A well appointed small animal barn with stalls, multiple pastures, idyllic pond and pump house, and ample open space and woodlands make this an outdoorsman's paradise. This most distinguished offering consists of three contiguous parcels totaling 46+- acres. Although the properties are in conservation and cannot be sub-divided, a generously sized building envelope will accommodate a permitted additional home and ancillary uses, and additional structures. Coupled with the connection to natural gas (w/ whole house backup generator), the home is connected to public water and public sewer, a rarity for a property of this age and magnitude. All of this plus super low taxes equals a once in a lifetime opportunity to acquire a legacy Bucks County Farmhouse property located in the Heart of the Council Rock School District, just minutes to Newtown Boro.

Built in 1750

Essential Information

MLS® #	PABU2067886
Price	\$3,295,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,250
Acres	23.77
Year Built	1750

Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	220 Stoopville Rd
Area	Newtown Twp (10129)
Subdivision	NONE AVAILABLE
City	NEWTOWN
County	BUCKS-PA
State	PA
Municipality	NEWTOWN TWP
Zip Code	18940

Amenities

Amenities	Attic, Built-Ins, Carpet, Cedar Closet(s), CeilingFan(s), Curved Staircase, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Soaking Tub, Spiral Staircase, Tub Shower, Upgraded Countertops, Shades/Blinds, Wood Floors
Parking	Asphalt Driveway
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry, Inside Access
View	Pond, Pasture, Panoramic, Scenic Vista, Garden/Lawn, Creek/Stream
Has Pool	Yes

Interior

Appliances	Built-In Range, Dishwasher, Dryer, Oven/Range-Electric, Oven-Self Cleaning, Oven-Single, Range hood, Refrigerator, Stainless Steel Appliances, Trash Compactor, Water Heater, Washer
Heating	90% Forced Air, Baseboard - Hot Water
Cooling	Central A/C
Has Basement	Yes
Basement	Interior Access, Outside Entrance, Poured Concrete, Sump Pump
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Brick, Gas/Propane, Mantel(s), Other
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, Cedar Siding
Exterior Features	Extensive Hardscape, Exterior Lighting, Outbuilding Apartment, Stone Retaining Walls, Other, Water Fountains, Lawn Sprinkler, Patio
Lot Description	Additional Lot(s), Adjoins - Open Space, Backs to Trees, Cleared, Front Yard, Landscaping, Level, Partly Wooded, Rear Yard, Road Frontage, SideYard(s), Trees/Wooded, Stream/creek
Windows	Atrium, Double Hung, Sliding
Roof	Architectural Shingle
Foundation	Block

School Information

District	COUNCIL ROCK
Elementary	SOL FEINSTONE
Middle	NEWTOWN JR
High	COUNCIL ROCK HIGH SCHOOL NORTH

Additional Information

Date Listed	April 3rd, 2024
Days on Market	574
Zoning	CM

Listing Details

Listing Office	BHHS Fox & Roach -Yardley/Newtown
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