

\$2,995,000 - 108 Beaumont Dr, NEWTOWN

MLS® #PABU2086014

\$2,995,000

5 Bedroom, 4.00 Bathroom, 6,294 sqft

Residential on 3.42 Acres

NONE AVAILABLE, NEWTOWN, PA

This stunning barn conversion seamlessly blends rustic charm with modern luxury. The barn and farmhouse date back to 1710. The character of the original barn has been carefully preserved featuring the original exposed beams and magnificent stonework. Upon entering the home, you are greeted by a spacious open and flexible living area with soaring ceilings and large windows that flood the space with natural light. There are also radiant heated hard wood floors throughout this level. This designer decorated home is available fully furnished. A beautiful bright gourmet kitchen boasts high end appliances, a large center island and lots of counter space and custom cabinetry. The living room is spectacular with a magnificent Rumsford fireplace at its center. There is also a large dining area surrounded by windows overlooking the gardens. This floor also has a well-sized office and a full bath. The stone walls, wood beams and radiant heated floors continue to the lower level featuring an amazing primary suite which includes a large bedroom, gorgeous marble bathroom with mother of pearl mosaic floors, glass shower and soaking tub. A dressing hall features rows of closets and there is a sitting/dressing room with beautiful lit cabinetry.

A balcony works perfectly as a home gym overlooking a sunroom and double doors out to the pool and gardens. The second floor includes 2 guest suites and a full bath. The



third floor has an interesting, cozy space for either an additional bedroom or home office. The home also includes a completely private one-bedroom guest apartment with a full kitchen, living room and deck overlooking the gardens. The apartment is accessible from either inside the home or through its own private entrance with an elevator. Step outside to discover the extensive lush gardens and mature trees, creating a peaceful escape. The expansive Blue Stone terrace with outdoor kitchen is ideal for seasonal alfresco dining while overlooking the swimming pool complete with eight fountain heads. There is also a koi pond with waterfall and magnificent illuminated gardens. A tennis/pickle ball court completes the outdoor amenities. The home is conveniently located with a wide variety of shopping and dining options minutes away. Drive time to Princeton is 20 minutes, 40 minutes to Philadelphia and 70 minutes to NYC while the nearest train station is a 20-minute drive. Behind the gated entrance, Eight Bells is truly a private oasis located in one of Bucks County's most prestigious/upscale towns. A perfect getaway retreat, this property promises a lifestyle of elegance and tranquility.

Built in 1800

Essential Information

MLS® #	PABU2086014
Price	\$2,995,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	6,294
Acres	3.42

Year Built	1800
Type	Residential
Sub-Type	Detached
Style	Converted Barn
Status	Active

Community Information

Address	108 Beaumont Dr
Area	Upper Makefield Twp (10147)
Subdivision	NONE AVAILABLE
City	NEWTOWN
County	BUCKS-PA
State	PA
Municipality	UPPER MAKEFIELD TWP
Zip Code	18940

Amenities

Amenities	Air Filter System, Built-Ins, CeilingFan(s), Crown Molding, Elevator, Entry Lvl BR, Exposed Beams, Pantry, Master Bath(s), Recessed Lighting, Skylight(s), Soaking Tub, Sound System, Stall Shower, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Cable TV, Multiple Phone Lines, Phone, Propane
Parking	DW - Circular, Fenced, Gravel Driveway, Lighted Parking, Private, Secure Parking
# of Garages	2
Garages	Additional Storage Area, Covered Parking, Garage - Side Entry, Garage Door Opener, Inside Access
View	Panoramic
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Dishwasher, Oven-Double, Oven-Self Cleaning, Six burner stove, Stainless Steel Appliances
Heating	Baseboard - Hot Water, Central, Forced Air, Radiant, Zoned
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Drainage System, Heated, Improved, Interior Access, Outside Entrance, Rear Entrance, Side Entrance, Walkout Level, Walkout Stairs, Windows

Fireplace	Yes
# of Fireplaces	1
# of Stories	4
Stories	4

Exterior

Exterior	Combination, Stone
Exterior Features	BBQ Grill, Extensive Hardscape, Exterior Lighting, Gutter System, Tennis Court(s), Fenced-Fully, Electric Fence, Woven Wire Fence, Wrought Iron, Wood Fence
Lot Description	Backs to Trees, Landscaping, Level, Open, Partly Wooded, Poolside, Private, Rear Yard
Windows	Skylights, Double Pane
Roof	Architectural Shingle, Metal
Foundation	Concrete Perimeter, Stone

School Information

District	COUNCIL ROCK
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Additional Information

Date Listed	January 23rd, 2025
Days on Market	277
Zoning	CM

Listing Details

Listing Office	Kurfiss Sotheby's International Realty
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Listing information last updated on October 26th, 2025 at 6:15pm EDT