

\$4,000,000 - 2332 Kunsman Rd, QUAKERTOWN

MLS® #PABU2090598

\$4,000,000

6 Bedroom, 4.50 Bathroom, 6,608 sqft
Residential on 58.40 Acres

000, QUAKERTOWN, PA

Situated amidst pastures, meadows, and hundreds of acres of preserved land, Molasses Creek Farm blends the renowned beauty of the Bucks County countryside with stunning modern enhancements. The expansive 58 acre property, set along a quiet rural road, is marked by the convergence of two pristine creeks.

Built by a Revolutionary War colonel in 1795, the stone farmhouse boasts original wood floors, deep window sills, period moldings and impressive ceiling heights. The formal entry hall opens to a spacious living room, with a marble fireplace and built-ins, as well as a family room with a wood stove and surround sound entertainment. Designed with entertaining in mind, the large dining room offers built-in storage and access to the butler's pantry. The kitchen is a chef's dream, with antiqued cabinetry, stainless appliances, granite and butcher block countertops, and a brick wood-burning fireplace as the focal point. The perfectly poised breakfast and sitting rooms extend this remarkable gathering space, offering superb views of the sparkling pool, wisteria covered pergola, outdoor entertaining kitchen, and terraced garden.

Modern luxuries are found in bright and inviting bedrooms including a soothing primary bedroom suite with dual custom walk-in closets, laundry, full sauna and sun porch



bathed in warm natural light. The en suite bath includes dual vanities, a claw foot tub, and spa shower. A second suite is on this floor, as well as two additional large bedrooms that share a hall bath. The finished third floor is an unexpected delight, with a wide sitting room, two large bedrooms, and a hall bath. The lower level includes a wine cellar along with a tasting room.

State of the art equine facilities include the restored original bank barn from 1803. The tiled silo has been meticulously renovated to form the feed room. Five large stalls are fitted with metal kick plates and rubber mats, and the aisle and wash area is floored in stylish brick pavers. The heated tack room has ample space above with endless possibilities. There are five fenced pastures and a round pen. The 80' x 200' indoor riding arena built in 2010 has been designed to match the elegant style of the house and barn, with state of the art footing and screened windows on all sides to bring in the light and breezes.

Lovely gardens encircle the house, pool and outside kitchen with perennial beds featuring roses, echinacea, rudbeckia, hostas, lavender, clematis, geraniums and lilies which intermingle with hollies, yews and hydrangeas. In the rose garden stands a sundial that was custom made in England. The farmer's milk house and carriage house with antique cobblestone courtyard stand proudly as reminders of days gone by. A synthetic turf tennis court is tucked into the hillside and a variety of plum, pear, apple and crabapple trees invite one to stroll through the orchard. The entire property is solarized with the panels discreetly hidden from view, another illustration of the harmonious blend of old and new at Molasses Creek Farm.

For more than 200 years passersby have

admired this graceful residence and picturesque farm located just 90 minutes from Manhattan and an hour from Philadelphia. The charming shops, innovative restaurants and cultural events of the Delaware River villages are a short drive from Molasses Creek Farm.

Built in 1795

Essential Information

MLS® #	PABU2090598
Price	\$4,000,000
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	6,608
Acres	58.40
Year Built	1795
Type	Residential
Sub-Type	Detached
Style	Colonial, Farmhouse/National Folk
Status	Active

Community Information

Address	2332 Kunsman Rd
Area	Springfield Twp (10142)
Subdivision	000
City	QUAKERTOWN
County	BUCKS-PA
State	PA
Municipality	SPRINGFIELD TWP
Zip Code	18951

Amenities

Amenities	Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Butlers Pantry, Carpet, Cedar Closet(s), CeilngFan(s), Chair Railing, Crown Molding, Exposed Beams, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Skylight(s), Sound System, Upgraded
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	Countertops, Wainscotting, Walk-in Closet(s), Shades/Blinds, Wine Storage, Wood Floors
Parking	DW - Circular, Paved Driveway
# of Garages	2
Garages	Other
View	Creek/Stream, Panoramic, Pasture, Scenic Vista
Is Waterfront	Yes
Waterfront	Creek
Has Pool	Yes
Pool	Concrete, Fenced, Heated, Pool (In-Ground)

Interior

Interior Features	Floor Plan-Traditional
Heating	Radiator
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Full, Improved, Interior Access, Partially Finished, Shelving, Workshop
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick, Corner, Fireplace - Glass Doors, Insert, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	Stucco
Exterior Features	Exterior Lighting, Outbuilding Apartment, Tennis Court(s), BBQ Grill, Extensive Hardscape, Riding Arena, Paddock, Stable(s), Deck(s), Patio, Porch(es), Terrace, Split Rail Fence, Wood Fence, Concrete, Pool (In-Ground), Riding Ring
Lot Description	Additional Lot(s), Not In Development, Open, Partly Wooded, Rural, Stream/creek
Roof	Slate
Foundation	Stone

School Information

District	PALISADES
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Additional Information

Date Listed	March 28th, 2025
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Days on Market	210
Zoning	AD

Listing Details

Listing Office	Carol C Dorey Real Estate
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Listing information last updated on October 23rd, 2025 at 5:46pm EDT