

# \$3,999,999 - 3468 Holicong Rd, DOYLESTOWN

MLS® #PABU2091772

**\$3,999,999**

8 Bedroom, 7.50 Bathroom, 10,400 sqft  
Residential on 4.83 Acres

NONE AVAILABLE, DOYLESTOWN, PA

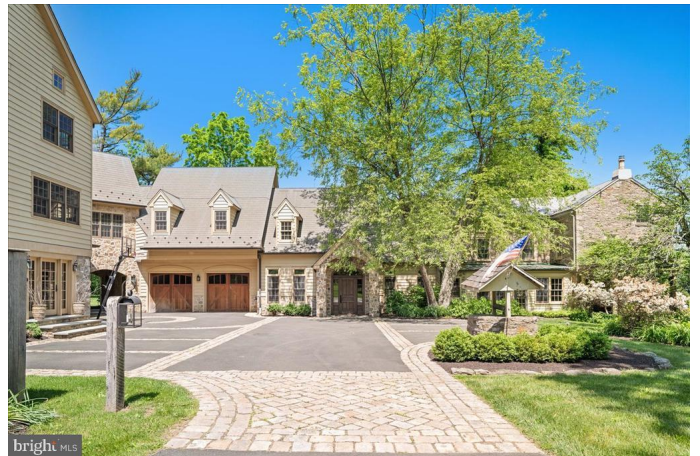
Briarcroft â€” Historic Barn Estate on 4.83 Acres | For Sale or Lease (1â€”2 Years) | A Barn-Loverâ€™s Dream Retreat, a rare chance to live the barn lifestyle without compromise.

Experience timeless charm at Briarcroft, a unique blend of a circa-1831 stone farmhouse and a fully converted multi-level barn.

Perfect for multigenerational living or dual-family use, the home offers 8 bedrooms, 9 baths, and exceptional indoor/outdoor amenities including a chefâ€™s kitchen, theater, dual garages, and a stunning atrium-style barn with exposed beams and stone fireplace.

Enjoy a heated pool, hot tub, pool house with bar, pergola patio, Zuri deck, firepit garden, and advanced security and audio systems. A rare opportunity for barn-style living with modern luxuryâ€”

Enter first through the stone-house wing, featuring a stunning see-through stone fireplace and French doors leading to a pool and patio. Enjoy a cozy loft office, a chef's kitchen, dining room, and a sitting room with a fireplace. The farmhouse offers four bedrooms, 2.5 baths, and laundry facilities. A vine-draped pergola, heated pool, hot tub, and a pool lounge with a full bathroom and bar complete this perfect retreat.



The heart of Briarcroft is the extraordinary converted barn wing, which boasts a luminous, atrium-like expanse spanned by four levels of exposed post-and-beam craftsmanship. In the open-concept living and dining area, a dramatic floor-to-ceiling stone fireplace sets a luxurious tone. The accompanying kitchen spares no amenities, highlighting dual dishwashers, a Wolf cooktop, two ovens, and two sinks. A finished basement—complete with a half bath and exits on three sides—adds yet another layer of versatility. Above, the barn’s upper stories reveal a serene primary bedroom, an indulgent ensuite with multiple shower heads and a clawfoot tub, plus additional living quarters.

Available for sale or 1–2 year lease.

Built in 1831

**Essential Information**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| MLS® #         | PABU2091772                                                              |
| Price          | \$3,999,999                                                              |
| Bedrooms       | 8                                                                        |
| Bathrooms      | 7.50                                                                     |
| Full Baths     | 6                                                                        |
| Half Baths     | 3                                                                        |
| Square Footage | 10,400                                                                   |
| Acres          | 4.83                                                                     |
| Year Built     | 1831                                                                     |
| Type           | Residential                                                              |
| Sub-Type       | Detached                                                                 |
| Style          | Converted Barn, Converted Dwelling, Farmhouse/National Folk, Post & Beam |
| Status         | Active                                                                   |

**Community Information**

|         |                        |
|---------|------------------------|
| Address | 3468 Holicong Rd       |
| Area    | Buckingham Twp (10106) |

|              |                |
|--------------|----------------|
| Subdivision  | NONE AVAILABLE |
| City         | DOYLESTOWN     |
| County       | BUCKS-PA       |
| State        | PA             |
| Municipality | BUCKINGHAM TWP |
| Zip Code     | 18902          |

### **Amenities**

|              |                                                                                                                                                                                                                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Master Bath(s), Wpool Jets, Sprinkler System, Water Treat System, Exposed Beams, Stall Shower, Additional Stairway, Bar, Built-Ins, CeilingFan(s), Curved Staircase, Pantry, Recessed Lighting, Skylight(s), Spiral Staircase, Sound System, Store/Office, Upgraded Countertops, Wet Bar/Bar, Walk-in Closet(s), Wood Floors |
| Parking      | Brick Driveway, Asphalt Driveway, Private                                                                                                                                                                                                                                                                                    |
| # of Garages | 4                                                                                                                                                                                                                                                                                                                            |
| Garages      | Inside Access, Garage Door Opener, Oversized, Covered Parking, Additional Storage Area, Garage - Front Entry                                                                                                                                                                                                                 |
| View         | Courtyard, Garden/Lawn, Panoramic, Scenic Vista                                                                                                                                                                                                                                                                              |
| Has Pool     | Yes                                                                                                                                                                                                                                                                                                                          |
| Pool         | Concrete, Heated, Pool (In-Ground)                                                                                                                                                                                                                                                                                           |

### **Interior**

|                 |                                                                                                                                                                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Cooktop, Built-In Range, Oven-Wall, Oven-Double, Dishwasher, Refrigerator, Disposal, Energy Star Appliances, Built-In Microwave, Dryer, Microwave, Oven/Range-Gas, Range hood, Stainless Steel Appliances, Washer, Water Heater, Humidifier, Six burner stove |
| Heating         | Hot Water, Forced Air, Radiator, Radiant, Zoned, Energy Star Heating System                                                                                                                                                                                   |
| Cooling         | Central A/C, Wall Unit                                                                                                                                                                                                                                        |
| Has Basement    | Yes                                                                                                                                                                                                                                                           |
| Basement        | Combination, Partial                                                                                                                                                                                                                                          |
| Fireplace       | Yes                                                                                                                                                                                                                                                           |
| # of Fireplaces | 4                                                                                                                                                                                                                                                             |
| Fireplaces      | Wood, Gas/Propane                                                                                                                                                                                                                                             |
| # of Stories    | 3                                                                                                                                                                                                                                                             |
| Stories         | 3                                                                                                                                                                                                                                                             |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Stone, Combination, Cedar Siding                                   |
| Exterior Features | Exterior Lighting, Extensive Hardscape, Play Area, Stone Retaining |

|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
|                 | Walls, Gutter System, Deck(s), Breezeway, Patio, Fence, Concrete, Pool (In-Ground) |
| Lot Description | Corner Lot, Landscaping, Level, Lot Premium, Private                               |
| Windows         | Energy Efficient, Double Pane, Sliding, Insulated, Screens                         |
| Roof            | Slate, Unknown                                                                     |
| Foundation      | Stone, Concrete Perimeter                                                          |

### School Information

|          |               |
|----------|---------------|
| District | CENTRAL BUCKS |
|----------|---------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 198             |
| Zoning         | AG              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | Compass RE |
|----------------|------------|

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Listing information last updated on October 23rd, 2025 at 5:46pm EDT