

\$3,995,000 - 9 Blueberry Ln, PERKASIE

MLS® #PABU2098374

\$3,995,000

5 Bedroom, 6.00 Bathroom, 7,293 sqft

Residential on 12.70 Acres

NON AVAILABLE, PERKASIE, PA

Tucked amid 12.7 private acres in picturesque Bedminster Township, this exceptional estate tells a uniquely American story—steeped in Bucks County history and elevated for modern living. Centered on a restored c.1840 brick Colonial farmhouse and its companion, the charming c.1763 settler’s cottage, the property is listed in the township’s Historic Resources Inventory. An original William Allen land grant to David Culp, a German Mennonite settler, the original structures have been expanded and reimagined to reflect the best of contemporary design and smart-home innovation—all while honoring their historic roots. At the home’s heart is a 2011 sun-filled stone addition that integrates seamlessly with the original farmhouse. The open plan includes a 2023 gourmet kitchen and butler’s pantry, a vaulted family room with exposed beams and fireplace, library, formal entry, and elegant primary suite wing with private office. Throughout, you’ll find tray and coffered ceilings, reclaimed Philadelphia church hardwood floors, high-end lighting, and exquisite architectural detailing. The columned front porch with gas carriage lanterns sets a stately tone, leading into a welcoming foyer and gallery-style hall. The main-level primary suite is a true retreat with a tray ceiling, Mendota propane fireplace, and French doors to the pool. The luxury en suite bath includes radiant floors, jetted tub, walk-in glass shower, dual vanities, ample storage, and a custom walk-in closet. A pocket-doored



office features built-ins, a stone-topped desk, and motorized shades. An elevator connects to the fully finished 2,287 sq ft lower level with media room with 85" screen and surround sound, fitness studio with rubber floor, quartz-counter laundry, and extensive storage. The kitchen will delight any chef: honed marble counters, a large island, 6-burner Wolf range with griddle and double ovens, pot filler, custom hood, Miele steam oven and microwave drawer, and a wall of Sub-Zero refrigeration including wine and beverage units. The butler's pantry adds more cabinetry, a Miele coffee system, ice maker, and reverse osmosis water system. The dining room, set beneath a coffered ceiling, opens via wide sliders to a covered porch overlooking the lush courtyard with koi pond, waterfall with bridge, and whimsical life-sized chessboard. The formal living room, just inside the 1840s double entry doors, features a fireplace and gracious proportions, ideal for music or conversation. Upstairs are three beautifully appointed en suite bedrooms, each with radiant-heated floors, glass walk-in showers, and smart bidet toilets; one includes a claw-foot tub. A fifth bedroom suite is on the lower level, and features a private entrance with covered porch. Just steps away, the cottage-renovated and with its own address (9A Blueberry Lane) offers 785 sq ft of charming living space. A vaulted bedroom, full bath with rustic finishes, kitchen/living combo, and rear deck overlooking Deep Run creek make it ideal for multi-generational living, or guest or rental home. The resort-style grounds are designed for entertaining. A multi-level flagstone patio with gardens and propane firepit surrounds the heated saline infinity-edge pool and spa, anchored by a stone cabana with wood-burning fireplace, grilling kitchen, dining area, and a full bath with open-sky river-stone shower. A heated greenhouse provides a space for creativity and calm.

Modern upgrades include a whole-house generator, EV charging station, solar array, app-controlled irrigation system, and multi-zone high-efficiency HVAC with smart thermostats and on-demand hot water. Located just 15 min. from Doylestown, under an hour from Philadelphia, and two hours to NYC, this is an exceptional opportunity to own a timeless country estate with every modern convenience. Whether as a full-time residence or a high-end retreat, this property is the embodiment of architectural excellence, smart living, and rural elegance.

Built in 1840

Essential Information

MLS® #	PABU2098374
Price	\$3,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	7,293
Acres	12.70
Year Built	1840
Type	Residential
Sub-Type	Detached
Style	Colonial, Farmhouse/National Folk, Dwelling w/Separate Living Area
Status	Active

Community Information

Address	9 Blueberry Ln
Area	Bedminster Twp (10101)
Subdivision	NON AVAILABLE
City	PERKASIE
County	BUCKS-PA
State	PA
Municipality	BEDMINSTER TWP
Zip Code	18944

Amenities

Amenities	Air Filter System, Attic, Bathroom - Jetted Tub, Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, Butlers Pantry, CeilingFan(s), Chair Railing, Crown Molding, Elevator, Entry Lvl BR, Exposed Beams, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Sauna, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Wet Bar/Bar, Shades/Blinds, Wood Floors
Utilities	Cable TV, Phone, Propane, Under Ground
Parking	Asphalt Driveway, Electric Vehicle Charging Station(s), Private
# of Garages	2
Garages	Additional Storage Area, Garage - Rear Entry, Garage Door Opener, Oversized
View	Creek/Stream, Garden/Lawn, Panoramic, Scenic Vista, Trees/Woods, Valley
Is Waterfront	Yes
Waterfront	Creek
Has Pool	Yes
Pool	Filtered, Gunite, Heated, Pool (In-Ground), Negative Edge/Infinity, Pool/Spa Combo, Saltwater, Fenced

Interior

Interior Features	Floor Plan-Open
Appliances	Air Cleaner, Built-In Microwave, Built-In Range, Commercial Range, Dishwasher, Dryer, Exhaust Fan, Humidifier, Instant Hot Water, Extra Refrg/Frz, Oven-Double, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer, Water Conditioner, Water Dispenser, Water Heater - High-Efficiency, Water Heater - Tankless
Heating	Central, Forced Air, Heat Pump(s), Programmable Thermostat, Radiant, Solar - Active, Zoned, Solar On Grid
Cooling	Central A/C, Heat Pump(s), Programmable Thermostat, Solar On Grid, Zoned
Has Basement	Yes
Basement	Drainage System, Full, Fully Finished, Heated, Poured Concrete, Sump Pump, Walkout Level
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas/Propane, Mantel(s), Marble, Stone
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Stone
Exterior Features	BBQ Grill, Chimney Cap(s), Extensive Hardscape, Exterior Lighting, Flood Lights, Gutter System, Outbuilding Apartment, Outside Shower, Stone Retaining Walls, Lawn Sprinkler, Water Falls, Water Fountains, Other, Deck(s), Porch-enclosed, Patio, Porch(es), Terrace, Aluminum, Split Rail Fence, Gunite, Pool (In-Ground), Pool/Spa Combo
Lot Description	Front Yard, Landscaping, Level, Not In Development, Open, Private, Road Frontage, Secluded, SideYard(s), Sloping, Stream/creek, Trees/Wooded, No thru street, Hunting Available, Fishing Available, Backs to Trees, Rear Yard
Windows	Double Hung, Double Pane, Screens, Vinyl Clad, Green House
Roof	Composite, Slate, Rubber
Foundation	Active Radon Mitigation, Concrete Perimeter, Stone

School Information

District	PENNRIDGE
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Additional Information

Date Listed	June 18th, 2025
Days on Market	128
Zoning	AP

Listing Details

Listing Office	Kurfiss Sotheby's International Realty
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Listing information last updated on October 23rd, 2025 at 10:45pm EDT