

\$989,000 - 415 Geigel Hill Rd, UPPER BLACK EDDY

MLS® #PABU2101276

\$989,000

3 Bedroom, 2.00 Bathroom, 2,258 sqft

Residential on 11.69 Acres

UPPER BLACK EDDY, UPPER BLACK EDDY, PA

Welcome to an extraordinary opportunity to own a private equestrian sanctuary nestled in the sought-after Upper Black Eddy region of Bucks County, Pennsylvania. Set on 11.7 pristine acres of picturesque countryside, this exceptional property blends the timeless beauty of rural living with modern comfort, functional equestrian facilities, and multiple income-generating streams, making it a rare find for both lifestyle seekers and savvy investors.

At the heart of this estate lies a beautifully maintained 4-stall barn, thoughtfully equipped with a spacious tack room, dedicated feed storage, and ample space for hay and equipment. Adjacent to the barn, a professionally designed riding arena and round pen provide ideal spaces for everything from casual rides to serious training. Whether you're an experienced rider, a trainer, or someone dreaming of running a boutique horse operation, this property is turnkey and ready.

The charm continues with a welcoming 3-bedroom, 2-bath Cape Cod-style home that radiates warmth and character. Designed for comfort and functionality, it features sun-filled living spaces, a modern kitchen with premium appliances and generous prep space, and an inviting all-seasons room that offers peaceful views of the surrounding landscape. A private



upstairs retreat serves as the primary suite, complete with its own bath and serene outlooks. A rare addition, an elevator, offers enhanced convenience and accessibility throughout the home.

Step outside and immerse yourself in the tranquil beauty of the land. A scenic pond anchors the landscape, offering a quiet place for reflection, fishing, or picnicking by the water's edge. The detached garage provides flexible space for storage, workshop use, or hobbyist activities, while the well-maintained grounds include rolling pastures, mature shade trees, and open fields that stretch as far as the eye can see.

This property isn't just a home, it's a working lifestyle estate with a thriving micro-business model already in place. The current owner generates income through a variety of ventures: stable rentals, private riding lessons, "Day at the Farm" experiences (including fishing, sauna sessions, animal encounters, and picnics), and the sale of handcrafted goods produced from the farm's animals. With its existing client base and unique offerings, the possibilities for continued growth or expansion are abundant.

Perfectly positioned just 15 minutes from the renowned Bucks County Horse Park, home to countless equestrian events and competitions, this location offers peaceful seclusion without sacrificing access to charming downtowns, boutique shopping, gourmet dining, and major commuter routes.

This is more than a property, it's a lifestyle, a retreat, and an investment in one of Pennsylvania's most idyllic settings. Don't miss your chance to own a piece of Bucks County magic. Schedule your private tour today and explore everything this

extraordinary estate has to offer.

Built in 1932

Essential Information

MLS® #	PABU2101276
Price	\$989,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,258
Acres	11.69
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	415 Geigel Hill Rd
Area	Tinicum Twp (10144)
Subdivision	UPPER BLACK EDDY
City	UPPER BLACK EDDY
County	BUCKS-PA
State	PA
Municipality	TINICUM TWP
Zip Code	18972

Amenities

# of Garages	2
Garages	Additional Storage Area, Oversized

Interior

Heating	Hot Water
Cooling	Window Unit(s), Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Stories2 Story

Exterior

ExteriorFrame
FoundationOther

School Information

DistrictPALISADES

Additional Information

Date ListedJuly 24th, 2025
Days on Market98
ZoningRC

Listing Details

Listing OfficeElite Realty Group Unl. Inc.

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