

\$2,750,000 - 327 Geigel Hill Rd, OTTSVILLE

MLS® #PABU2106770

\$2,750,000

5 Bedroom, 4.00 Bathroom, 5,196 sqft

Residential on 22.69 Acres

UPPER BLACK EDDY, OTTSVILLE, PA

Tucked near the winding beauty of the Delaware River, hidden from the hurried pace of the world, lies a 22-acre estate—a rare and timeless sanctuary in the heart of Bucks County. For those fortunate enough to follow the graceful white gravel path that winds through open fields and under ancient trees, a storybook setting slowly unfolds.

The main house rises in quiet splendor, its exterior a harmonious blend of stone, cedar, and slate—a testament to old-world craftsmanship and enduring design. The first glimpse is like stepping into a different era, where refinement isn't shouted but whispered through every thoughtful detail. Doric columns frame the entrance, guiding guests into a porcelain-paved foyer bathed in light from a crystal chandelier. Above, a grand staircase spirals upward, hinting at the treasures waiting beyond.

To the right, a handsome library beckons, warmed by a carved wooden fireplace mantel. Opposite, a large parlor opens into view, its herringbone exotic hardwood floors and antique French-style fireplace offering a quiet place to pause and admire the past. A formal dining room, anchored by a carved marble fireplace and a magnificent bay window that captures the golden afternoon light.

Beyond the dining room lies a kitchen straight from an American dream. Marble, European tiles, and custom Modern cabinetry speak of both elegance and function, while a wood-paneled ceiling adds warmth and



character. It opens into a large den where antique barn beams stretch overhead and a bespoke carved fireplace glows softly. Here, an informal dining area offers the perfect place to gather, its beveled glass French doors leading to a wide stone patio that spills into the open fields beyond.

Tucked discreetly off the den is a well-appointed laundry area, complete with its own bathroom, shower room, and access to the garage. But this house holds secrets. Behind a hinged bookcase lies a passage that leads to the in-law suite—a private haven above the garage, complete with its own fireplace and a separate entrance for added privacy.

Upstairs, the main house offers three spacious bedrooms and two full baths, each brimming with light and quiet elegance. The master suite is a retreat unto itself, with a gas fireplace framed in carved marble, a small balcony for morning coffee, and a luxury bathroom.

Outside, just a few hundred feet along the path, a charming guest cottage waits, its own deck and expansive paved parking area perfect for hosting visitors. Next door, a classic barn opens to a fenced pasture, ready for horses, hobbies, or simply daydreams of countryside life.

Though the estate was completed in 1992, and completely renovated in 2025, it has been lovingly maintained and thoughtfully updated recently. Modern systems, an automatic backup generator, a full-sized basement, and a fully floored, insulated attic ensure comfort without compromise.

A rare opportunity to own one of Bucks County's most unique and refined estates. A Hidden Jewel Along the Delaware offers timeless craftsmanship, modern updates, and exceptional amenities—perfect for luxurious everyday living or stylish entertaining. But more than any feature or finish, what sets this estate apart is its soul. There's a sense of

timeless charm in every room, every view,
every breeze that dances through the tall
grass. It's not just a home. It's a place
where stories are made and where life, in all
its beauty and richness, can unfold.

Built in 1991

Essential Information

MLS® #	PABU2106770
Price	\$2,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	5,196
Acres	22.69
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Victorian, French
Status	Coming Soon

Community Information

Address	327 Geigel Hill Rd
Area	Tinicum Twp (10144)
Subdivision	UPPER BLACK EDDY
City	OTTSVILLE
County	BUCKS-PA
State	PA
Municipality	TINICUM TWP
Zip Code	18942

Amenities

Amenities	Crown Molding
Utilities	Electric Available, Propane, Water Available, (C) Other
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Rear Entry, Garage Door Opener, Oversized
View	Panoramic, Pond, Trees/Woods

Interior

Appliances	Stainless Steel Appliances, Refrigerator
Heating	Central, Zoned, 90% Forced Air, Heat Pump - Gas BackUp
Cooling	Central A/C
Has Basement	Yes
Basement	Interior Access
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Marble, Wood, Other
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Frame, Cedar Siding, Vinyl Siding, Stone
Exterior Features	Balcony, Patio, Porch(es)
Lot Description	Trees/Wooded, Subdivision Possible, Rural, Rear Yard, Pond, Open, Landscaping, Irregular Lot, Hunting Available
Roof	Slate, Other
Foundation	Concrete Perimeter

School Information

District	PALISADES
Elementary	TINICUM
Middle	PALISADES
High	PALISADES

Additional Information

Date Listed	October 1st, 2025
Zoning	RC

Listing Details

Listing Office	Premier Realty One, Inc.
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