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

MLS® #PABU2106770

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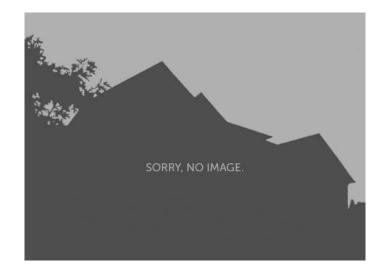
5 Bedroom, 4.00 Bathroom, 5,196 sqft Residential on 22.69 Acres

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 estateâ€"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 slateâ€"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 suiteâ€"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 amenitiesâ€"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

Status Coming Soor

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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Listing information last updated on October 21st, 2025 at 5:00am EDT