

\$999,000 - 6230 Lower York Rd, NEW HOPE

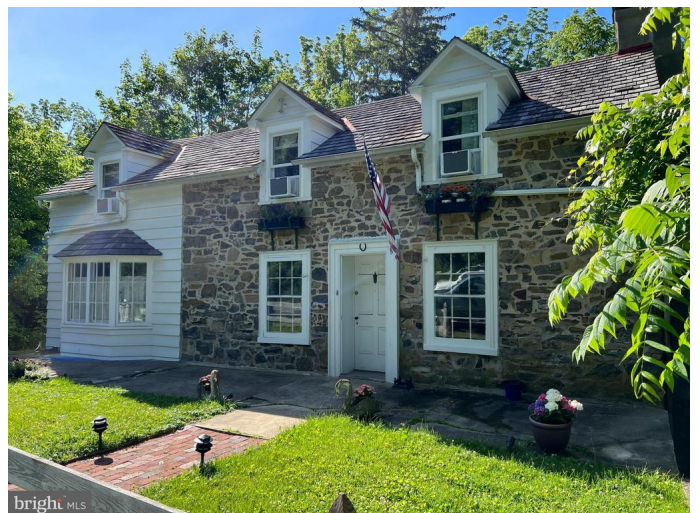
MLS® #PABU2107294

\$999,000

4 Bedroom, 2.00 Bathroom, 2,216 sqft
Residential on 1.23 Acres

NON AVAILABLE, NEW HOPE, PA

Don't miss this rare opportunity to own/invest in an exceptionally versatile property with outstanding visibility along the highly traveled Route 202 corridor between New Hope and Peddler's Village. Blending true historic charm with modern functionality, this circa 1750 Bank House with separate ranch building/garage offers dual zoning for both commercial and residential use, opening the door to countless possibilities for living, working, and investing. The main residence is full of warmth and character, featuring three bedrooms plus an additional office or non-conforming bedroom, two full bathrooms, and two stunning stone fireplaces that anchor the home in timeless style. Its flexible layout easily adapts to a variety of uses - whether as a comfortable family home, an elegant home office, or a professional space perfectly suited for a real estate firm, law office, or boutique business. The separate building on the property is currently configured for commercial use and includes a new bathroom, tankless on-demand water heater, new roof and plumbing for a kitchen and washer/dryer, making it ideal for conversion into a studio, creative workspace, or live/work suite. The property is further enhanced by a new septic system, new water filtration and softener in the main house, garage space, and 10+ newly paved outdoor parking spaces - rare assets along this sought-after stretch of 202. The garage unit presents even more potential: it can be fitted out for short-term rental use (with



the main house as your primary residence) or converted into a comfortable dwelling while generating short-term rental income from the main house. Alternatively, it could serve as a long-term rental or primary residence while the main house is used for business operations or retail. Whether youâ€™re an investor seeking reliable rental income exceeding \$5,000 per month with current high quality leases/tenants, a business owner desiring premium exposure in a high-traffic location, or someone looking to combine home, office, and income opportunities all in one, this property offers a truly remarkable blend of flexibility, visibility, and historic appeal in one of Bucks Countyâ€™s most desirable and well-traveled corridors.

Built in 1750

Essential Information

MLS® #	PABU2107294
Price	\$999,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,216
Acres	1.23
Year Built	1750
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	6230 Lower York Rd
Area	Solebury Twp (10141)
Subdivision	NON AVAILABLE
City	NEW HOPE
County	BUCKS-PA

State	PA
Municipality	SOLEBURY TWP
Zip Code	18938

Amenities

Amenities	Stall Shower, Built-Ins, Wood Floors
Utilities	Electric Available, Propane
# of Garages	1
Garages	Additional Storage Area, Oversized

Interior

Appliances	Water Heater - Tankless, Water Heater, Water Conditioner, Washer/Dryer Stacked, Washer-front loading, Washer, Refrigerator, Oven/Range-Electric, Dryer - Electric
Heating	90% Forced Air, Baseboard - Hot Water, Zoned
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Improved
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior Features	Outbuilding Apartment
Lot Description	Rear Yard, Road Frontage
Windows	Double Hung, Double Pane, ENERGY STAR Qualified, Insulated, Low-E, Screens
Foundation	Stone

School Information

District	NEW HOPE-SOLEBURY
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Additional Information

Date Listed	October 9th, 2025
Days on Market	17
Zoning	R1

Listing Details

Listing Office	Addison Wolfe Real Estate
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Listing information last updated on October 25th, 2025 at 9:00am EDT