

\$3,995,000 - 400 N Guernsey Rd, WEST GROVE

MLS® #PACT2072532

\$3,995,000

7 Bedroom, 5.50 Bathroom, 1,500 sqft

Residential on 48.01 Acres

NONE AVAILABLE, WEST GROVE, PA

A Sanctuary for Horse & Rider – Where Excellence Lives. Imagine waking up to the gentle sound of horses in their paddocks, the crisp morning air carrying the scent of fresh hay and earth. At this extraordinary 48-acre equestrian rehabilitation paradise, every sunrise welcomes a new opportunity to pursue your passion, train champions, and live in perfect harmony with the horses you love. Designed with nearly \$2 million in specialized investments, this world-class facility is more than just a farm—it’s a haven of luxury, functionality, and top-tier equine care, tailored for the dedicated professional or discerning equestrian. A Home That Embodies Elegance & Comfort - Your private owner’s suite is a retreat like no other—soaring cathedral ceilings, a gourmet kitchen with marble counters, and a cozy family room where you can unwind after a day in the arena. From your private viewing room, watch your horses perform beneath the vaulted roof of the indoor arena, knowing that every detail of this property was built for excellence. For your guests and staff, the three private suites with en-suite baths—integrated seamlessly into the equestrian complex—offer comfort and convenience, while additional guest/staff apartments within the stables ensure that every member of your team has a place to call home. A Facility Built for Champions Step into a world of unparalleled equine care—a place where rehabilitation, training, and well-being are at the heart of every



feature: • 75 meticulously designed stalls (43 indoor, 32 outdoor, including dedicated broodmare/foal stalls with a foal-watching room) • 37 outdoor paddocks with automatic waterers and a grass galloping track encircling the farm, • Heated indoor equine exercise pool with an underground observation room—perfect for evaluating movement and lameness, • Therapeutic cold-water jacuzzi, three hot walkers, and a water walker for recovery and conditioning, • A large indoor arena & two outdoor arenas, all with premium Atwood equestrian footing for superior performance, • Onsite manager's office, expansive tack rooms, wash stalls, and an equipment barn—ensuring seamless daily operations. A Legacy of Excellence - This farm is not just a home; it is a breeding ground for greatness, owned and operated by an Olympian Eventer & Grand Prix Jumper. It has been home to Future Event Horse (FEH) champions and some of the finest USA-bred sport horses for years, fostering a legacy of excellence that will inspire generations to come. The Perfect Location for Equestrian Living

Situated in Chester County, minutes from the renowned Devon Horse Show Grounds and Fair Hill International Five-Star Event venues, this farm offers the ideal setting for professional training, breeding, and competitive excellence. This is more than a property—it's a dream realized for those who understand the profound connection between horse and rider, and the relentless pursuit of perfection. Showings by appointment only. Proof of pre-approval or financial qualification required before scheduling. Contact the listing agent today to step into the future of your equestrian legacy.

Built in 2002

Essential Information

MLS® #	PACT2072532
Price	\$3,995,000
Bedrooms	7
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	1,500
Acres	48.01
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	400 N Guernsey Rd
Area	London Grove Twp (10359)
Subdivision	NONE AVAILABLE
City	WEST GROVE
County	CHESTER-PA
State	PA
Municipality	LONDON GROVE TWP
Zip Code	19390

Amenities

Parking	Crushed Stone
Has Pool	Yes
Pool	Fenced, Pool (In-Ground)

Interior

Heating	Forced Air, Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Outside Entrance
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding, Alum/Steel Siding
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Exterior Features	Riding Arena, Riding Trails, Horses Allowed, Paddock, Riding Ring, Stable(s), Porch(es), Vinyl Fence, Split Rail Fence, Pool (In-Ground)
Lot Description	Backs to Trees, Secluded
Foundation	Block

School Information

District	AVON GROVE
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Additional Information

Date Listed	September 11th, 2024
Days on Market	408
Zoning	RR

Listing Details

Listing Office	Real of Pennsylvania
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