

\$4,700,000 - 1255 Hollow Rd, CHESTER SPRINGS

MLS® #PACT2100380

\$4,700,000

4 Bedroom, 5.00 Bathroom, 5,973 sqft

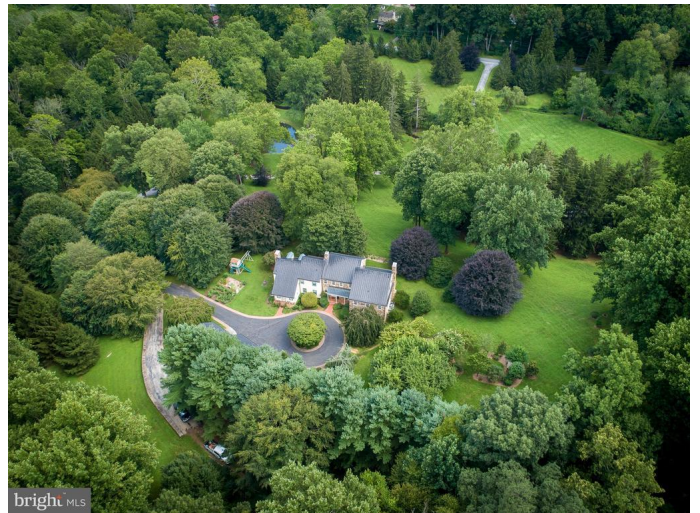
Residential on 31.60 Acres

NONE AVAILABLE, CHESTER SPRINGS, PA

A truly rare offering in the heart of Birchrunville—this extraordinary private estate combines timeless elegance, master craftsmanship, and serene natural beauty. Designed by acclaimed architect John Milner, this custom Chester County farmhouse is sited on over 30 acres of verdant grounds, offering the utmost privacy and refinement.

Constructed to the highest standards, the home features fine stonework and distinctive touches such as intricate mahogany cornices and standing seam copper roofing. Inside, every detail has been thoughtfully curated: full plaster walls, bespoke millwork, and an exquisite blend of flooring materials including pegged walnut, 100-year-old long leaf yellow pine, herringbone brick, and imported tile. Every room was carefully designed to enjoy the southern exposure and idyllic views overlooking the Birchrun stream, a tranquil pond, open meadow, and partial woods with a variety of nature and landscape.

The residence offers 4 Bedrooms, all with en suite baths. The elegant primary suite features a separate dressing room and private access to an upstairs bonus room. Five fireplaces enhance the home's living areas—including the living room, dining room, family room, primary suite, and guest suite. The mudroom offers a convenient wash basin for boots (or dogs!). A detached, four-car garage adds convenience and utility.



Beyond the main residence, the estate features a fully restored 18th-century bank barn with an additional four-car garage wing—perfect for a car collection, event space, or studio.

This property is enrolled in Act 319 for favorable tax treatment, without any deed restrictions.

A rare masterpiece blending together quality, privacy, and possibility - it is ideal for the discerning buyer seeking timeless beauty in a coveted Birchrunville setting.

Built in 1992

Essential Information

MLS® #	PACT2100380
Price	\$4,700,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	5,973
Acres	31.60
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	1255 Hollow Rd
Area	West Vincent Twp (10325)
Subdivision	NONE AVAILABLE
City	CHESTER SPRINGS
County	CHESTER-PA
State	PA

Municipality	WEST VINCENT TWP
Zip Code	19425

Amenities

# of Garages	3
Garages	Additional Storage Area, Covered Parking, Garage - Front Entry, Garage Door Opener
View	Creek/Stream, Garden/Lawn, Panoramic, Trees/Woods

Interior

Heating	Hot Water
Cooling	Central A/C
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	5
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Frame, Stone
Exterior Features	Exterior Lighting, Extensive Hardscape, Outbuilding Apartment, Patio, Porch(es)
Foundation	Block

School Information

District	OWEN J ROBERTS
Elementary	WEST VINCENT
Middle	OWEN J ROBERTS
High	OWEN J ROBERTS

Additional Information

Date Listed	June 6th, 2025
Days on Market	140
Zoning	RC

Listing Details

Listing Office	James A Cochrane Inc
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