

\$5,600,000 - 80 Heyburn Rd, CHADDS FORD

MLS® #PADE2098186

\$5,600,000

7 Bedroom, 8.00 Bathroom, 11,804 sqft
Residential on 7.64 Acres

HILLOCH MANOR, CHADDS FORD, PA

In the heart of historic Chadds Ford, a Pennsylvania stone masterpiece by Dewson Construction stands gracefully on the banks of Karver Lake. Marrying timeless craftsmanship with modern livability, the newly renovated home celebrates its 7-acre waterfront setting with architecture designed by Archer & Buchanan—honoring Georgian traditions while embracing light, scale, and sweeping views of the lake.

The stonework of the original residence was carefully matched and carried into the home's facades and garden walls, grounding the estate in its historic heritage. Inside, natural light floods the soaring foyer and grand staircase. Reclaimed white oak floors, richly stained, stretch across the main and upper levels, their warm tones providing classic contrast to the soft, neutral palette. Ten-foot ceilings, paneled doors, and historically reproduced hardware elevate every room with a sense of substance and authenticity.

Just beyond the entrance, an elegant office makes working from home effortless, while a pair of original fireplaces anchors the gathering room, enhanced by coffered ceilings and dining space suited for both casual evenings and elegant entertaining. A sun-filled retreat framed by an original stone wall and expansive windows provides a comfortable space for relaxation, study, or play.



At the heart of the home, the newly renovated kitchen is a study in understated luxury—rich custom cabinetry, finely integrated appliances, and a blend of stone and wood counters come together in perfect harmony. Meals are served at the bay-window table or grand marble counter, all open to the adjoining family space with cozy seating groups by the stone fireplace, or the stunning lake view. French doors open to sweeping lawns and water views, inviting seamless indoor-outdoor living.

A mudroom with custom cubbies, family and formal powder rooms, walk-in pantry, scullery, and abundant storage offer practical elegance. Upstairs, the primary suite evokes the calm of a luxury hotel with spacious walk-in closets and a spa-inspired bath. Three additional en suite bedrooms, an au pair suite with private sitting room, and a second-floor laundry serve family and guests with ease. The third floor extends the home's versatility with two bedrooms, a full bath, and flexible bonus space.

The daylight lower level is dedicated to wellness and recreation, featuring a fully appointed fitness suite with steam shower and sauna, full bar, lounge, and theatre. Outside, an accessory three-bay carriage house complements the attached two-car garage, offering ample space for vehicles, hobbies, and garden equipment.

Every detail of this lakefront home reflects the artistry of its craftsmen, blending old-world character with state-of-the-art systems for comfort and efficiency. The result is a one-of-a-kind residence that is as elegant as it is livable, as timeless as it is current.

Built in 2008

Essential Information

MLS® #	PADE2098186
Price	\$5,600,000
Bedrooms	7
Bathrooms	8.00
Full Baths	7
Half Baths	2
Square Footage	11,804
Acres	7.64
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Colonial, Manor
Status	Active

Community Information

Address	80 Heyburn Rd
Area	Chadds Ford Twp (10404)
Subdivision	HILLOCH MANOR
City	CHADDS FORD
County	DELAWARE-PA
State	PA
Municipality	CHADDS FORD TWP
Zip Code	19317

Amenities

Amenities	Additional Stairway, Attic, Bar, Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, Butlers Pantry, CeilingFan(s), Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Sauna, Skylight(s), Sound System, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Wet Bar/Bar, Shades/Blinds, Wine Storage, Wood Floors
Utilities	Natural Gas Available, Propane, Phone Available, Under Ground
# of Garages	5
Garages	Additional Storage Area, Garage - Side Entry, Garage Door Opener, Oversized
View	Lake, Garden/Lawn, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Floor Plan-Open, Floor Plan-Traditional
Appliances	Built-In Microwave, Built-In Range, Cooktop, Cooktop-Down Draft, Dishwasher, Disposal, Dryer-front loading, Energy Star Appliances, Extra Refrg/Frz, Humidifier, Oven-Double, Oven-Wall, Oven/Range-Gas, Six burner stove, Washer-front loading, Water Heater - High-Efficiency
Heating	Programmable Thermostat, Baseboard - Hot Water, Forced Air, Humidifier, Radiant, Zoned
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Fully Finished, Windows
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	Stone, Wood
Exterior Features	Water Falls
Windows	Double Hung, Energy Efficient, Screens
Roof	Copper, Shingle
Foundation	Concrete Perimeter, Stone

School Information

District	UNIONVILLE-CHADDS FORD
Elementary	CHADDS FORD
Middle	CHARLES F. PATTON
High	UNIONVILLE

Additional Information

Date Listed	September 30th, 2025
Days on Market	23
Zoning	R-10

Listing Details

Listing Office	BHHS Fox & Roach-Unionville
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