

\$975,000 - 14 Simpson Rd, ARDMORE

MLS® #PAMC2147840

\$975,000

6 Bedroom, 3.00 Bathroom, 2,800 sqft

Residential on 0.12 Acres

ARDMORE, ARDMORE, PA

Unique Main Line property, one of the oldest houses in Ardmore. Stunningly and lovingly refinished to accentuate the original character of the home while simultaneously providing all the amenities of a brand new house. Perfect location which offers a walkable neighborhood on a quiet Main Line street as well as a very close proximity to all that Ardmore offers. 14 Simpson Rd is a 3-story twin with 6 Bedrooms, 2 full Baths and 2 half Baths. It was built in 1900 and has intricate woodwork from top to bottom. First floor fireplaces in living room and dining room have original ornate wooden mantelpieces and glazed Victorian tile. Subtle but lovely lead-glass windows in living room. A square, winding staircase stretches from the foyer to 3rd floor. Double 36-inch pocket doors separating the foyer from the dining room dining room from the foyer. Original picture hanging molding in living room, foyer and dining room. Updated kitchen with recessed lighting, stainless steel appliances and granite peninsula. Powder room and laundry area off the kitchen, separated by a door with a unique window at top. The second and third floors both offer 3 bedrooms and a full bath. All floors are original hardwood that have been meticulously refinished. Walls are plaster and in perfect condition. A set of backstairs leads to the kitchen and adds to the character of the home. Basement is unfinished but offers enormous possibilities as it stretches the full length of the house. It is a walk-out basement that includes



a powder room and a pool table (which seller will remove if requested by buyer.)

The front porch offers some of the finest stone work on the Main Line. Its walls were built by the owner in 1970 using the finest Pennsylvania bluestone. The floor of the porch is a spectacular flagstone patio built in 1985, also by the owner. Both the wall and floor exude first-class artisanship from one of the Main Line's most renowned stone masons. The backyard is fenced-in for privacy and there is a small, elevated patio off the back door of the house. There is a two-car detached garage.

The home has been completely updated. It has a new 200 Amp electrical panel w/ two sub panels and the entire house was rewired.

There is a new Central Air conditioning system. A 50-year roof was installed in 2018.

This amazing property is a very short walk to all of the offerings of downtown Ardmore, including Suburban Square. It is very close to the Ardmore train station, which offers regional trains to Philadelphia as well as Amtrak service to New York and all Amtrak destinations.

This home is a rare gem. It is an extremely rare combination of character, quality, condition and location.

Built in 1900

Essential Information

MLS® #	PAMC2147840
Price	\$975,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,800
Acres	0.12
Year Built	1900

Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Colonial
Status	Active

Community Information

Address	14 Simpson Rd
Area	Lower Merion Twp (10640)
Subdivision	ARDMORE
City	ARDMORE
County	MONTGOMERY-PA
State	PA
Municipality	LOWER MERION TWP
Zip Code	19003

Amenities

# of Garages	2
Garages	Garage - Rear Entry

Interior

Heating	Radiator, Steam
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Stucco
Foundation	Other

School Information

District	LOWER MERION
----------	--------------

Additional Information

Date Listed	July 30th, 2025
Days on Market	90

Zoning

RESIDENTIAL

Listing Details

Listing Office

Egan Real Estate

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 27th, 2025 at 6:30pm EDT