

\$2,739,000 - 42 W Bells Mill Rd, PHILADELPHIA

MLS® #PAPH2516682

\$2,739,000

7 Bedroom, 4.50 Bathroom, 5,535 sqft

Residential on 2.50 Acres

CHESTNUT HILL, PHILADELPHIA, PA

The Firs, a Normandy-style residence by George Howe, stands behind stone gates and cobblestone drive, surrounded by curated gardens and centuries-old trees—a rare architectural jewel in Chestnut Hill. Brick terraces, stone patios, and garden paths connect a succession of outdoor “rooms,” each offering its own vantage point for gatherings or quiet retreat. Here, privacy meets convenience: trail access to Fairmount Park is just beyond the garden gate, while Chestnut Hill’s village shops, caf  s, and train to Center City are minutes away.

Inside, original architectural details speak to the home’s pedigree—Yellin wrought-iron work graces the staircase, light fixtures, and hardware, while hand-carved stone and wood fireplace mantels, crown molding, random-width hardwood floors, and crystal door handles provide enduring character throughout.

The living room centers around a carved rose granite and wood fireplace, with floor-to-ceiling windows that invite natural light and open through French doors to a sweeping brick terrace overlooking the grounds—ideal for entertaining. The formal dining room, accented by a gas fireplace and coffered walls, offers French doors to a charming patio balcony. The kitchen features original butler’s pantry cabinetry, a center island, gas range, Sub-Zero refrigerator, and a sunny breakfast area with bay window overlooking a private



courtyard and kitchen garden. A marble powder room, private study, and second rear staircase complete the main level.

Upstairs, the primary suite is a serene retreat with views of the rear gardens, a wall of closets, and a luxurious marble bath featuring dual vanities, a walk-in shower, and a soaking tub with picturesque garden view. A library with built-in shelving, two additional bedrooms, a marble hall bath, and a laundry room complete the second floor. The home’s baths have been thoughtfully renovated, blending timeless materials with modern comforts to complement the home’s historic character. The third level offers three more bedrooms and a generous cedar closet. The walkout lower level offers a sauna, gym, and ample storage space.

The property’s patios, gardens, and meandering paths set it apart—designed to be enjoyed from nearly every window. A long gravel walk leads past curated gardens and specimen trees, while a hidden side path connects directly to Fairmount Park’s extensive trail network. Offering both privacy and proximity, this distinguished residence is convenient to Chestnut Hill, Manayunk, major roadways, and the train. A rare offering in one of Philadelphia’s most special locations.

Built in 1919

Essential Information

MLS® #	PAPH2516682
Price	\$2,739,000
Bedrooms	7
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,535
Acres	2.50
Year Built	1919

Type	Residential
Sub-Type	Detached
Style	Normandy
Status	Active

Community Information

Address	42 W Bells Mill Rd
Area	19118
Subdivision	CHESTNUT HILL
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19118

Amenities

Amenities	Additional Stairway, Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, Cedar Closet(s), Crown Molding, Master Bath(s), Sauna, Shades/Blinds
# of Garages	2
Garages	Garage - Front Entry
View	Trees/Woods

Interior

Appliances	Dishwasher, Dryer, Oven-Double, Oven/Range-Gas, Stainless Steel Appliances, Washer
Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas/Propane, Stone
# of Stories	3
Stories	3

Exterior

Exterior	Stone
Exterior Features	Stone Retaining Walls, Balcony, Patio, Terrace
Windows	Bay/Bow, Double Hung

Roof	Slate
Foundation	Stone

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	September 30th, 2025
Days on Market	20
Zoning	RSD1

Listing Details

Listing Office	BHHS Fox & Roach-Chestnut Hill
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