

# **\$800,000 - 3781 Aquetong Rd, CARVERSVILLE**

MLS® #PABU2046856

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## **\$800,000**

2 Bedroom, 2.00 Bathroom, 1,692 sqft  
Residential on 0 Acres

### **HONEY HOLLOW, CARVERSVILLE, PA**

Located in the historic village of Carversville, resting just steps away from the town square, this classic Federal style house is a wonderful example and celebration of 19c architecture.

Lovingly cared for by the current owner for decades, and home to many prominent and creative souls, dating back to Francis G. Preston, the original owner and local village tinsmith. From the moment you step off of the rural country road and step out onto the cobblestone, you will be immersed in the beauty and history of this captivating property.

There is no wonder that the renderings of historic architecture, lyrical views of the mills, and colorful village scenes were often the subject matter of the Pennsylvania Impressionist, and many artists thereafter.

This house is a fine representation of the elegance and grace of the period.. Enter through a paneled front door with transom and triangular pediment above the door. Step inside to a beautiful, light filled interior.

Spectacular hard wood floors, custom built-in cabinets, and handsome period trim. The open floor plan allows for all areas of the first floor to fill with light and create a wonderful living space. Great thought was given to the open center staircase, as it fits the period, and allows the flow of the room to remain unrestricted. The stairs lead to both the second floor bedrooms and the spectacular stone lower level. A formal living room is to the right of the staircase with a lovely fireplace, flanked by deep set windows and custom



built-in cabinets. Perfectly positioned for views from all corners of the main level. The kitchen has all custom cabinetry, butcher block counters and farmhouse undermount sink. The dining room and full bath complete the first floor. There is a wall of French doors along the back wall allowing access to the stunning rear deck. This brings the outside in and becomes a great entertaining space!

Views from the deck overlook the magnificent tiered gardens and views of a park like setting with sounds of the babbling brook below. You will never want to leave home! Travel up the stairs to two lovely bedrooms off a center hall with a balcony overlooking the picturesque back yard. The master bathroom has been completely renovated with vaulted ceiling, large walk in shower, soaking tub and radiant heat floors. There is a charming finished attic with storage area and skylights. This is perfect space for an additional bedroom or work space.

The lower level exterior walls are stone with Mercer clay tile flooring. Charming deep set windows with exterior door leading to a covered patio. The stone fireplace is the focal point of the room, with many other period appointments. This is truly a unique and beautiful room!

There is a separate laundry area and storage space with shelving. The exterior of the home is delightful, with a magnificent three story Carriage House. The first floor is a desirable garage and great find in Carversville! The second floor is an amazing studio, all set up and ready to go. Nothing left undone....great light, space, storage and inspiration all around you! There is a separate door and staircase to the studio. It has a stone foundation, timber framing and like the house, built into the side of the hill. If you look closely, you will see a few examples of Preston's tin work still hanging in the carriage house. There is also an awesome room on the lower level which is

all stone. with a viewing window with endless possibilities for use. The back yard is a maze of attractive stone walls, gardens, mature old growth trees and a picnic area across the creek. Imagine living in a lovely village with a natural area and park like setting just out your door. Close to New Hope and Doylestown for dining, shopping and galleries.

Built in 1860

**Essential Information**

MLS® #	PABU2046856
Sold Price	\$800,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,692
Acres	0.49
Year Built	1860
Type	Residential
Sub-Type	Detached
Style	Colonial, Federal
Status	Closed
Sold Date	June 20th, 2023

**Community Information**

Address	3781 Aquetong Rd
Area	Solebury Twp (10141)
Subdivision	HONEY HOLLOW
City	CARVERSVILLE
County	BUCKS-PA
State	PA
Zip Code	18913

**Amenities**

Amenities	Attic, Built-Ins, CeilngFan(s), Exposed Beams, Recessed Lighting, Skylight(s), Soaking Tub, Stall Shower, Wood Floors
Utilities	Cable TV, Electric Available, Propane

Parking	Asphalt Driveway, Private, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Garage - Front Entry
View	Garden/Lawn, Trees/Woods, Creek/Stream

## Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Microwave, Oven/Range-Electric, Refrigerator
Heating	Other, Radiator, Baseboard - Hot Water
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Stone, Wood, Gas/Propane
# of Stories	2
Stories	2 Story

## Exterior

Exterior	Frame, Stone, Wood
Exterior Features	Chimney Cap(s), Extensive Hardscape, Exterior Lighting, Gutter System, Outbuilding Apartment, Stone Retaining Walls, Other, Balcony, Deck(s), Patio
Lot Description	Backs to Trees, Landscaping, Partly Wooded, Stream/creek, Vegetation Planting, Sloping
Windows	Double Hung, Skylights, Transom, Wood Frame
Roof	Slate, Copper
Foundation	Stone

## School Information

District	NEW HOPE-SOLEBURY
Elementary	NEW HOPE-SOLEBURY LOWER
Middle	NEW HOPE-SOLEBURY
High	NEW HOPE-SOLEBURY

## Additional Information

Zoning	VC
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## Listing Details

Listing Office	Addison Wolfe Real Estate
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Listing information last updated on May 6th, 2024 at 6:15am EDT