

# \$1,800,000 - 336 E Dark Hollow Rd, PIPERSVILLE

MLS® #PABU2048042

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**\$1,800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 47 Acres

NONE AVAILABLE, PIPERSVILLE, PA

An idyllic country setting surrounds this 47+ acre Gentleman's Farm nestled between the steeples of 2 churches on Dark Hollow Road. The property consists of a historic brick farmhouse, a smokehouse, a 2-unit carriage house, bank barn, chicken coop, a pole barn, 9 acres of fenced pastures, 3 acres Christmas tree plantation, and 25 acres of hayfields. Family-owned since 1977, pride of ownership is evident in the thoughtful updates and exceptional maintenance throughout. Consideration for current uses in addition to future needs went into every aspect of the planning and layout for this farm. Whether the new owner is looking for an operational business or seeks pure enjoyment on these bucolic grounds, the choices are here. This one-of-a-kind historic home has been completely re-pointed, had a new septic system installed, and offers incredible views. Dating back to 1800, the comfortable 4 bedroom 3 full bath farmhouse has 4 working fireplaces, including the walk-in fireplace in the keeping room. The conservatory-type sunroom/family room was part of an addition in 2008 by Reshetar and is filled with light and panoramic views. A Jarrett Vaughan renovation opened the farmhouse kitchen into the dining room that offers pastoral views. Both the mud room with a handy utility tub and the separate laundry room have outside access, and a full bathroom is conveniently located nearby. Original spiral staircases along with the modern turned staircase lead to the



2nd level where random width Pumpkin pine floors and surprisingly high ceilings with exposed beams continue. The Master Bedroom Suite was built over the conservatory during the 2008 construction and offers a vaulted ceiling, walk-in closet and extra closet space, window seating with storage, and full bathroom. 3 additional bedrooms are nicely sized, have fireplaces and share a full bathroom. Spiral stairs lead up to the 3rd floor/attic with a cedar closet. The electric panel has a transfer switch to accommodate a generator in case of inclement weather. Keeping the home heated is economical and efficient with the wood boiler heating, or use the traditional oil burner. 4-zoned air conditioning keeps everyone comfortable during the summer. A covered front porch and well-maintained bluestone/brick back patio with a stone wall offer respite from chores and peaceful spaces to enjoy the professionally designed landscaping. The smokehouse presents many flexible options to use as an office, party/game room, or art studio. The carriage house has served as 2 separate rental units for decades. Each unit has 1 bedroom, a full bathroom, a living room, full kitchen, laundry, electric heat, wood stove, and separate parking. The pole barn (60' x 40' x 12' tall) features a regular access door, 2 large sliding doors, and 1 large overhead door. The renovated bank barn with beautiful Pennsylvania stone foundation features a covered loafing porch with 5 Dutch doors with the potential for a total of 7 stalls on the 1st floor. Most auxiliary buildings have electricity and water. The owners have blended the old with the new in this unique restoration of the past. From one of the many vantage points on the property, sweeping views of the rolling Bucks County countryside may be captured. Act 319 - an Agricultural Land Preservation Easement. Subdivision possibility. Located within a few miles radius of

countless golf courses, parks and recreation.  
Only a 20 minute drive into Historic  
Doylestown or New Hope with boutiques,  
restaurants, museums and cultural events.  
Commute to New York or Philadelphia easily  
from this terrific location! This home is part of  
the Palisades School District with many  
prestigious private schools in the area as well.  
Conveniently located minutes from Route 611,  
with easy access to Route 202 and other  
major commuter routes. Unique and special  
opportunity - call today! Also see MLS#  
PABU2047978 Farm and Res. PABU2047802

### **Essential Information**

MLS® #	PABU2048042
Sold Price	\$1,800,000
Bathrooms	0.00
Acres	47.00
Type	Land
Sub-Type	Land
Status	Closed
Sold Date	August 14th, 2023

### **Community Information**

Address	336 E Dark Hollow Rd
Area	Tinicum Twp (10144)
Subdivision	NONE AVAILABLE
City	PIPERSVILLE
County	BUCKS-PA
State	PA
Zip Code	18947

### **Amenities**

Utilities	Cable TV, Electric Available, Phone Available, Water Available
View	Panoramic, Scenic Vista, Pasture, Trees/Woods

### **School Information**

District	PALISADES
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High                      PALIDASES

**Additional Information**

Zoning                      RA

**Listing Details**

Listing Office              Keller Williams Real Estate-Doylestown

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