

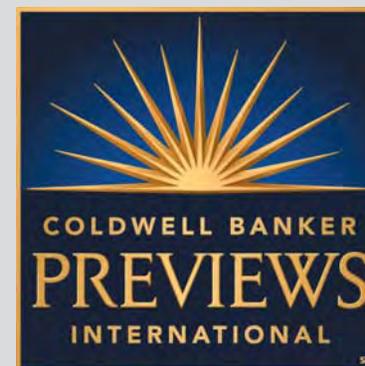


Pertinent Information

| | |
|-----------------|---------------|
| Tax ID# | 06-017-110 |
| Zoning | AG |
| Water | Private |
| Septic | Private |
| Heating | Oil |
| Cooling | Central Air |
| School District | Central Bucks |

Offered for \$1,495,000

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Brochure by THE HEARTHSIDE GROUP 2007
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Nestled on a quiet, rural road lined with fields and forests, Rabbit Knoll Farm exudes peace and a sense of historical ambiance that is pure Bucks County. The six-acre parcel includes wide green lawns, lush landscaping, and a one-acre pond bordered by more than two acres of mature woods with walking trails throughout. A purity of design and clean lines are hallmarks of the property, home, and outbuildings.

The farmhouse, built in 1760, has recently been painted a fresh white with pine green shutters. It has a slate roof and some copper trim, including a copper roof on one portion. The plaster over stone home is surrounded by professionally landscaped gardens including flowering perennials and shrubs and towering oaks, maples, hemlocks, and white pines. The idyllic setting promises a storybook interior—and it delivers.

A gently curving slate walkway leads to the formal entrance. The calm ambiance of the home's interior is apparent immediately upon entering. The long living room has a large, stone fireplace at each end. One is a walk-in with the metal swing arm used for hanging cook pots still in place. Many windows allow in light from both the east and west, providing a bright space throughout the day.

The living room flows seamlessly to a formal dining room which offers a lovely surprise: A squared-off bay window with wide window seat frames a view of the pond and original spring house that is nothing less than superb. Imagine reclining here with a good book or the Sunday paper and a cup of tea. Another walk-in stone fireplace fills one wall in the dining room. Continuing the circular pattern of the main level, the kitchen is accessed through a swinging door from the dining room.

The U-shape of the kitchen creates a space that is a chef's dream. Large enough for several cooks to work easily side by side, the room is yet small enough that every cabinet, counter, and appliance are easily accessed in a few steps. The variegated gray soapstone countertops are new, as is the professional stenciling on the freshly painted cabinetry. A deep, farm sink is situated next to a large window overlooking the back yard. A GE Profile range and refrigerator, Bosch dishwasher and wine chiller are modern amenities that add to the home's comfort. Around the corner from the main kitchen is a small pantry area with another countertop and second sink. A door here accesses a brick patio.

A stairway off the kitchen leads to a second level with a lovely master bedroom, with a full wall cleverly painted with light green crackle paint, imitating an antique finish. Two closets are hidden in this wall, on either side of a small decorative stone fireplace. The large newly renovated master bath is plush and inviting with claw-foot tub, warming towel rack, large shower, cherry vanity sink with marble top, two deep windows and track lighting.

A guest bedroom is located midway down the hall and boasts a cedar closet. At the opposite end of the hall, a third room is located that is currently used as an office/den. It could also provide a third bedroom on this level. It has lots of built-in shelves and drawers and two unique closets for storage, as well as a built in desk.



The home's third level offers a unique hideaway bedroom or playroom, cozy and perfect for the younger set. Two built-in twin beds are flanked by built-in desks, and a large, walk-in cedar closet is tucked away under the eaves.

A basement level has one room under the newer section of the house that offers the potential of being transformed into an exercise room, or perhaps a private area for special hobbies or crafts.

This home contains many of the "typical" items common to homes of its era, yet it also offers many unique and fascinating touches. Random width oak planks floor the original section of the home, while pine wood floors are found in the section added in the 1950s. The windows are deep set, with wide sills and paned glass. Antique and original iron hardware is found on doors and cabinets. In most of the rooms, wooden ceiling beams are exposed, and hidden closets, built-in shelves and cabinets, and liberal use of bead board paneling create a comfortable, relaxed ambiance. Unlike many homes built then, this home offers as much or more storage as houses built today.

Although the home boasts original and historical touches throughout, the modern amenities make it eminently livable today. In addition to the newly renovated kitchen, the bathrooms have all also been updated. High velocity central air was recently added, and lighting and fixtures have been updated as well, all while maintaining the historical integrity of the home.

The back yard is partially a brick patio, with a large kidney-shaped pool and slate walk to a new wood gazebo. The pond is visible from all parts of the yard, and its fountain sounds bright & soothing at the same time.

A carriage house with homey guest apartment sits adjacent to the long, red stone drive. Three garage bays are located downstairs from the apartment and to one side. Perfect for guests who wish to stay for even extended visits, the apartment is complete with a large living/dining room, oversized bedroom and newly enlarged bath with walk-in tiled shower, and small, but full and functional kitchen. Much built-in shelving, closets, and nooks and crannies provide ample storage. A deck offers the ideal spot to sit and watch the deer graze at sunset.

A small bank barn is a diamond in the rough, offering numerous possibilities to anyone with the inclination and imagination. A horse stall is ready to be occupied; an adjacent room has the original tree trunks used for beams; and a large, refinished storage area waits to be filled upstairs. Perhaps the best option is a side "courtyard" formed by three remaining stone half walls, left from the larger, original barn. Just imagine the soirees that could be held there under the summer stars.

Perhaps one of the county's best-kept secrets, Rabbit Knoll Farm is a private oasis and well of history that weaves in the best of the present, including its close proximity to Doylestown Borough with its delightful shops and fine restaurants.

