

974 DELCHESTER ROAD
Newtown Square



Panoramic views surround this gracious home with equestrian barns at Chester County's Delchester Farm. First constructed by one of the financiers of the Revolutionary War, this country retreat was later expanded by renowned architect R. Brognard Okie and extensively renovated in the last 20 years. The well-maintained estate, with its elegant home, stone-and-wood barns and a guest cottage, exists within a landscape of quiet beauty. This and surrounding properties totaling nearly 5,000 acres in Willistown Township are under conservation easements. The 24 acres of Delchester Farm have transferred ownership just twice in 100 years.

A long drive passing split-rail fences and open pastures leads to the main house, built of glittering Pennsylvania fieldstone. The entry hall features a gleaming black marble floor, French doors at either end, and ten-foot ceilings that continue throughout. A generously scaled living room feels both elegant and welcoming, with its dark wood floor, built-ins, and carved fireplace mantel. Across the hall stands the original parlor, with another large fireplace, a bar, and an original door topped with a glass transom.

A bright dining room with magnificent views welcomes guests with another fireplace, chair rail, and Clarence House wallpaper. The adjoining kitchen has a French country feel, with cream-colored woodwork, lighter wide-plank hardwood floors, coffered ceilings, and an enormous black granite island. High-end appliances include a six-burner Viking stove, glass Traulsen refrigerator, and Bosch dishwasher and convection oven. The far end of the kitchen serves as a family room alongside a fieldstone fireplace that contains a small window. An adjoining pantry offers plentiful storage. Casual dining space sits within a glass bay, with unobstructed views of open pasture. The conservatory with a glass ceiling and bluestone floor provides another entertaining space.

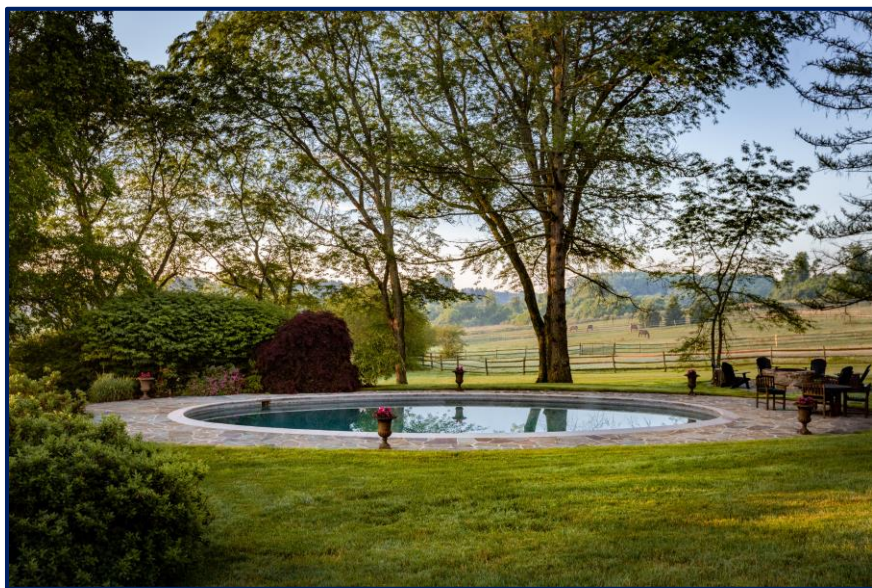
On the second floor, the master suite has an arched ceiling, intricately carved antique marble fireplace, built-in entertainment center, and French doors to a private balcony. Two elegant en suite bathrooms include a freestanding oval tub, dressing table with built-ins, vanity area/shaving station, and large open shower. A dressing room, linen room, cedar closet, office, and multi-purpose room complete the second floor. Four bedrooms and two additional baths on the third floor, as well as a stone guest house, make this property ideal for a large or multi-generational family.



Outdoor entertaining spaces include multiple bluestone patios, both covered and uncovered; grassy terraces, and an oval swimming pool. Mature trees and landscaping contribute to the restful feel of the domestic portion of this property.

Built in 1795, the traditional Pennsylvania fieldstone bank barn retains its charm yet has been updated to equip the estate for competitive equine training, fox hunting, or pleasure riding. This first-rate facility includes an outdoor sand dressage ring, turnout sheds, a 13-stall barn, a finished tack room, a heated wash stall, and a groom's apartment. A large hay shed and tool building stand nearby.

Located in the award-winning Great Valley school district and near the Route 30 and Route 1 corridors, Delchester Farm is perfectly suited for the buyer in search of understated elegance in the Radnor Hunt countryside.





974 Delchester Road, Newtown Square

\$5,450,000

MAIN FLOOR

Wood Floors, Charming Millwork, Deep-Silled Windows & Stunning Views of the Property

FOYER

Black Marble Floor
Crown Molding
French Doors

LIVING ROOM 22' x 28'

Lots of Windows
Built-ins
Carved Fireplace Mantle
Access to Conservatory

CONSERVATORY

Glass Ceiling
Bluestone Floor

STUDY

Large Fireplace
Original Door with Glass Transom

BAR ROOM

Built-in Wet Bar
Hand-Painted Ceiling
Wall-Mounted TV

MUD ROOM

Extra Refrigerator
Tile Floor

POWDER ROOM

Vanity Sink

KITCHEN 22' x 31'

Coffered Ceilings
Black Granite Island
Six-Burner Viking Gas Range
Glass Traulsen Refrigerator
Bosch Dishwashers
Bosch Convection Oven
Ice Machine
Tile Floor

PANTRY

Walk-in Pantry with Copper Sink

BREAKFAST ROOM

Windows & Doors Overlooking Pasture

FAMILY ROOM 17' x 16'

Fieldstone Fireplace with Window
Coffered Ceiling
Random Width Floors
Opens to Kitchen and Family Room

DINING ROOM 21' x 18'

Fireplace
Crown & Chair Rail Molding
Clarence House Wallpaper
Built-in Recessed Radiators

SECOND FLOOR

MAIN BEDROOM 34' x 23'
Vaulted Ceiling
Carved Marble Fireplace
Built-In Entertainment Center
French Doors to Private Balcony

MAIN BATHROOM ONE
Freestanding Oval Tub
Fireplace
Dressing Table with Built-Ins

MAIN BATHROOM TWO
Large Open Shower
Vanity Area/Shaving Station

OFFICE/STUDY
Fireplace
Built-ins

THIRD FLOOR

BEDROOM TWO 18' x 17'

BEDROOM FOUR 14' x 22'

BEDROOM THREE 17' x 16'

TWO FULL BATHROOMS

OUTSIDE SPACES

- 24 Acres of Conserved Land Including Pastures & Dressage Ring
- Thirteen-Stall Barn & Finished Tack Room
- Oval Pool with Patio Area, Bluestone Patios & Terraces
- Guest Cottage & Groom's Apartment

DETAILS

Bedrooms	5	Bathrooms	4 Full, 1 Partial
Heating	Oil/Hot Water	Sq Ft (approx.)	10,400
Cooling	Central Air	Lot Size (approx.)	23.4 acres
Water & Sewer	Private/On-Site	Year Built	1780
Taxes	\$24,111 (2020)	Year Remodeled	2000

GREAT VALLEY SCHOOL DISTRICT

- Sugartown Elementary School
- Great Valley Middle School
- Great Valley High School



Deb Dorsey
610-724-2880

Susan Brutico
610-306-4458

Deb Dorsey • Mike Green • Dave Dorsey • Barb Breen • Meg Searing • Gina Salmon
Steve Sullivan • Vicki Dillon • Anne Marie Krein • Susan Brutico • Michele Morris • Drew Brennan

www.debdorsey.com

Integrity, Professionalism, Service

**DEB
DORSEY
TEAM**
discover the difference


**BERKSHIRE
HATHAWAY**
HomeServices

Schools, fees, taxes, room sizes, and lot dimensions are approximate. Listing is subject to changes, errors, and omissions without notice.