

\$4,000,000 - 2855 Ash Mill Rd, Doylestown

MLS® #PABU2096446

\$4,000,000

4 Bedroom, 4.00 Bathroom, 6,880 sqft

Residential on 11.62 Acres

000, Doylestown, PA

Welcome to the Barn at Ash Mill.

A quintessential Bucks County converted stone bank barn circa 1729.

This extraordinary property is situated on almost 12 bucolic acres encompassing both sides of one of Buckingham Township's most desirable roads and conveniently located minutes away from the river town of New Hope, and historic Doylestown Pennsylvania with fine dining, shopping and entertainment. History abounds as it was once the studio of the renowned impressionist painter and designer of stained-glass windows George W. Sotter. He was mostly known for his association with the New Hope Art Colony. The 6,880+/- sq. ft. barn was completely and thoughtfully restored in 2012 including modern amenities while preserving the historic character and charm of an old barn. Featuring geothermal green energy heating and cooling, radiant floor heating, new roof in 2024, Anderson full divided light windows, security system with cameras, and fully integrated Sonos surround sound system. The expert craftsmanship is evident from the reclaimed weathered barnwood siding to the attention to detail and quality of materials throughout. Upon entering the foyer there is a feeling of comfort and spaciousness. A vaulted ceiling, exposed beams, plaster walls and a stone wall entrance that invites you into the massive great room. Here you'll be amazed by the 17-foot-high ceiling, walls of windows, post and beam structure and one of



the four fireplaces located on the property. The chef inspired kitchen is equipped with Wolf, Liebherr and Bosch appliances, custom cabinetry, granite countertop, large barnwood and black walnut island, 2 copper sinks and built-in banquet seating. Also conveniently located on the main level is the laundry room, powder room and the primary bedroom with two large walk-in closets. The ensuite bathroom has a vaulted ceiling, a spacious shower and a clawfoot tub. The upper level consists of two bedrooms with exposed beams, large windows and a hall bath.

The lower level invites you to a large entertainment space with a stone fireplace, travertine floors, exposed beams, barnwood accents and a private ensuite bedroom. There is also a utility room, gym, sunroom, library, wine cellar, and half-bath. The two-story pub room has stone and plaster walls, leaded stained-glass windows, stone fireplace, granite counter tops, custom bar wrapped in copper, glass front refrigerator/freezer, microwave/convection oven, galvanized sink and beer tap. An office/painter's studio with brick floors can be accessed from the main living area or a private entrance. Virtually staged room do not reflect the original hardwood flooring.

The rear exterior of the Barn boasts a spectacular entertainment area with multi-level bluestone patios, a pergola covered kitchen with high-end Twin Eagle appliances, a granite countertop and peninsula. Adjacent to the kitchen is a covered post and beam sitting area with a massive stone fireplace and brick walls with boulder outcroppings that blend seamlessly with beautiful views of rock gardens and split-rail fenced pastures beyond. A private enclosed saltwater spa is just steps away.

For the auto collector or car enthusiast there is

a detached four-car garage with a built-in work bench and storage room. There is also a detached one car garage located on the property. A darling garden potting shed and a 14-tree organic fenced in orchard complete the rear 10+/- acres of the property. As you approach the front of the barn you are welcomed by a stone walled courtyard with brick and bluestone patios and a tranquil water feature. Overlooking an additional 2+/- acres there are views of mature trees, lush greenery and a picturesque woodshed with a moss-covered roof. Experience the ultimate in country living! Live in a Barn!!

Built in 1827

Essential Information

MLS® #	PABU2096446
Price	\$4,000,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	6,880
Acres	11.62
Year Built	1827
Type	Residential
Sub-Type	Detached
Style	Converted Barn
Status	Active

Community Information

Address	2855 Ash Mill Rd
Area	Buckingham Twp (10106)
Subdivision	000
City	Doylestown
County	BUCKS-PA

State	PA
Municipality	BUCKINGHAM TWP
Zip Code	18902

Amenities

Amenities	Additional Stairway, Attic, Bar, Soaking Tub, Bathroom - Walk-In Shower, Butlers Pantry, Stain/Lead Glass, Wet Bar/Bar, Wine Storage, Wood Floors, Built-Ins, Recessed Lighting, Sound System, Upgraded Countertops, Walk-in Closet(s), Water Treat System
Utilities	Cable TV, Propane, Water Available
Parking	Crushed Stone
# of Garages	4
Garages	Additional Storage Area, Garage - Side Entry, Garage Door Opener, Oversized
View	Garden/Lawn

Interior

Appliances	Dishwasher, Dryer, Exhaust Fan, Extra Refrg/Frz, Oven-Self Cleaning, Oven-Wall, Range hood, Refrigerator, Six burner stove, Washer, Cooktop, Microwave
Heating	Forced Air, Radiant
Cooling	Central A/C, Geothermal
Has Basement	Yes
Basement	Partial
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Stone, Wood, Corner
# of Stories	3
Stories	3

Exterior

Exterior	Combination, Frame, Stone
Exterior Features	Chimney Cap(s), Hot Tub, Extensive Hardscape, BBQ Grill, Flood Lights, Gutter System, Outbuilding Apartment, Secure Storage, Water Fountains, Patio, Porch(es), Terrace, Fenced-Partially, Split Rail Fence, Horses Allowed
Lot Description	Additional Lot(s), Cleared, Landscaping, Partly Wooded, Rear Yard, Road Frontage, Rural, Sloping, Stream/creek
Windows	Double Pane, Energy Efficient, Screens
Roof	Architectural Shingle, Asphalt, Metal, Pitched, Shake, Slate

Foundation	Stone
Other Structures	Garage(s), Shed

School Information

District	CENTRAL BUCKS
Elementary	BUCKINGHAM

Additional Information

Date Listed	June 7th, 2025
Days on Market	163
Zoning	AG

Listing Details

Listing Office	Keller Williams Real Estate-Doylestown
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Listing information last updated on November 17th, 2025 at 7:00am EST