



237 Old Gradyville Road, Glen Mills, Pennsylvania

Welcome...

Enter into the charming foyer featuring old world details with turned staircase and a coat closet with farmhouse latch door.

Step up to the formal living room accented by an ornate fireplace, wide plank wood floors, rounded sills and exposed beamed ceiling.



Marketed By: The Shirley Booth Team

Shirley Booth, Jim Trainor, Tracy O'Connell, Mary Beth Parker, & Jo Ann Sapp

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Formal Dining Room

The gracious dining room is a great place for large or intimate gatherings. It features a built-in hutch, wood burning fireplace, wide plank wood floors and a French door leading to the Library.



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Express Creative Flair in the Gourmet Kitchen



This modernized kitchen is complimented by the old world charm of a butler's pantry with built-in cabinetry and a wall oven . The kitchen has a center island, granite countertops, 5-burner stainless steel stove, copper backsplash, wood flooring, recessed lighting and a breakfast area with access to the mud room and powder room.

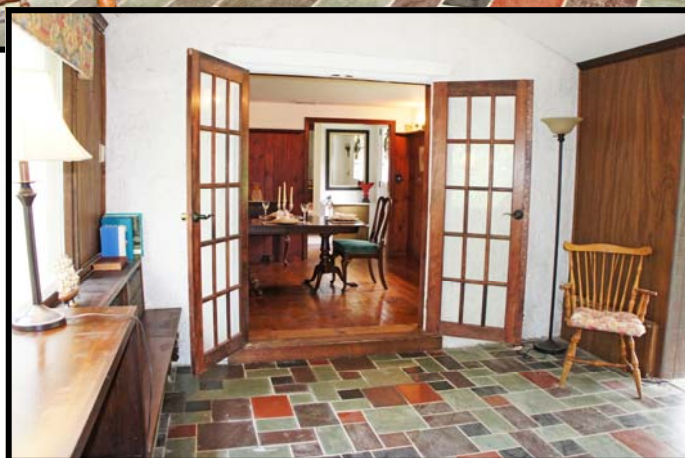


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Library & Sun Room Solarium

The fireside library with its vaulted ceiling, picture windows and built-in shelving provides an elegant space for entertaining or an inviting room for quiet enjoyment. The solarium will give you a relaxed environment and is located off the library.

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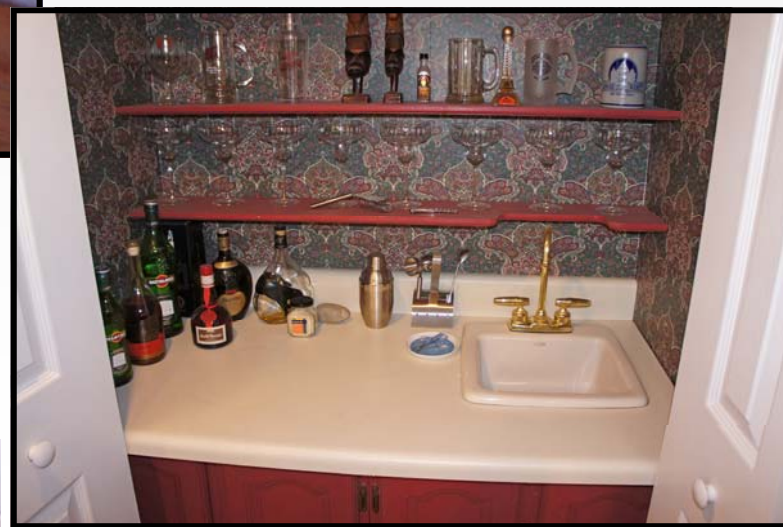
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✿ *Family Room or*
✿ *Game Room* ✿

This entertainment haven is located off the formal living room. It provides a wonderful living space complete with a convenient laundry closet, wet bar, recessed lighting and a doorway leading to the side yard.

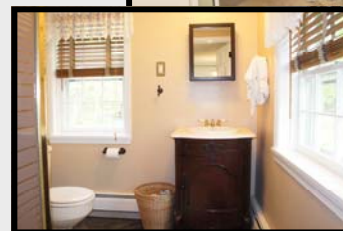
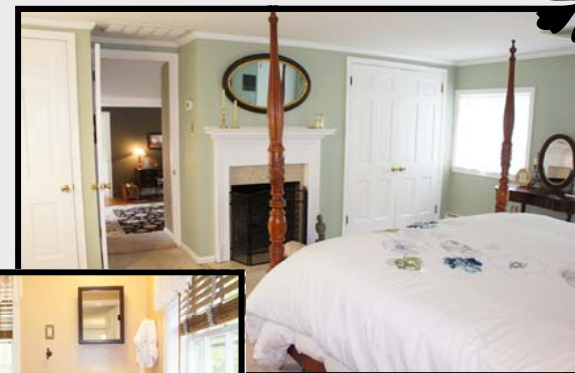


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The Master Suite

You will love the warmth and beauty of the Master Suite with elegant sitting room with built-ins, hardwood floors and steps leading to the bedroom. The bedroom has a fireplace, crown molding, dressing room with double closet, private bath and double doors leading to a balcony.

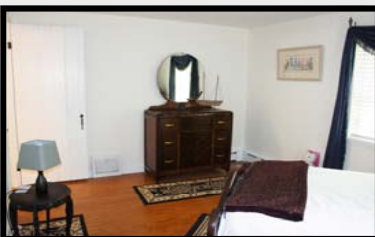


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Guest Bedrooms & Bath

A beautiful open hall leads to the guest bedrooms and the Master Suite.
The bedrooms provide ample closet space and hardwood flooring.
The updated hall bath provides a linen closet and oversized vanity.

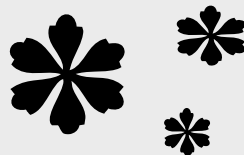


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Exterior Facade

The exterior boasts a majestic setting with it's stunning grounds and mature landscape providing year round views of a very natural surround.

You will instantly love the appeal that this timeless home offers.

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Additional Photos



Living Room



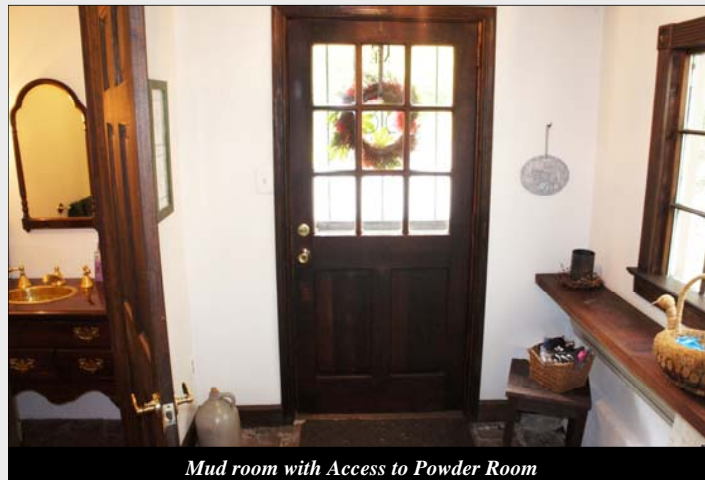
Dining Room



Kitchen Looking into Mud Room



Powder Room



Mud room with Access to Powder Room



Master Bedroom with Double Doorway to Balcony

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Property Features & Upgrades

- ❖ Thornbury and Edgmont Township, Delaware County
- ❖ House sits in Thornbury (.64 Acres ... tax id 44-00-00286-00)
- ❖ Garage site in Edgmont (2.225 Acres ... tax id 19-00-00127-00)
- ❖ West Chester Area School District
- ❖ 3 Bedrooms, 2 Full Bathrooms, 2 Half Bathrooms
- ❖ Original part of home approximately 250 years old
- ❖ Additions made with last addition in the 1930's
- ❖ Combined Parcel Taxes (2016) = \$5,362
- ❖ Approximate Interior Square Footage = 3,156 sq ft
- ❖ On-Site Water and Sewer (new in 2003)
- ❖ Combined Parcel Approximate Acreage = 2.86 Acres
- ❖ 3-car Garage (full height) water & elec available but not hooked up
- ❖ Beautiful country setting with driveway access to two roads
- ❖ 2 zone oil heat and central air (2003)
- ❖ Propane cooking
- ❖ 4 Fireplaces (Living Room, Dining room, Library and Master)
- ❖ Beautiful old world characteristics including wide plank hardwood flooring, rounded sills, built-ins, exposed beams and more
- ❖ Foyer with coat closet and turned staircase
- ❖ Formal living room with ornate fireplace and exposed beamed ceiling
- ❖ Dining room with lighted wall sconces, built-in hutch, fireplace, farmhouse latch door to kitchen and French doorway to Library
- ❖ Library with vaulted ceiling, slate floor, fireplace and built-in book-cases with adjoining Solarium with tile flooring
- ❖ Eat-in kitchen with granite countertops, beautiful cabinetry with molding, copper backsplash, wainscoting, recessed lighting, chandelier, 5-burner stainless steel stove, microwave, dishwasher, center island and Butler's Pantry with built-ins and wall oven
- ❖ Mud room with brick floor accessing powder room with copper sink
- ❖ First floor family room/game room with recessed lighting, laundry closet and wet bar
- ❖ Open second floor hallway accessing all bedrooms and bath
- ❖ Master Bedroom with charming sitting room featuring built-in dresser/cedar closet and Bedroom with fireplace, crown molding, double doors to balcony, dressing room with double closet and a private bath with tile flooring and stall shower
- ❖ Two spacious bedrooms both with farmhouse latch closet doors and hardwood flooring
- ❖ Hall bath with tile flooring, oversized vanity and linen closet
- ❖ Walkout basement with powder room, work bench and 3 sump pumps
- ❖ Rear patio overlooking the mature landscape
- ❖ Washer/Dryer and Refrigerator included in as-is condition
- ❖ Stunning mature grounds in a majestic setting with gazebo, stone steps and two spring fed ponds
- ❖ Close to upscale shopping including The Shoppes @ Brinton Lake, Glen Eagle Centre, Concordville Town Center, Whole Foods and the up-and-coming Promenade@Granite Run
- ❖ Conveniently located close to local attractions including 2,600 acre Ridley Creek State Park (featuring hiking, biking, nature trails, and fishing), Linvilla Orchards, Tyler Arboretum, Longwood Gardens, Chadds Ford Winery, Brandywine Battlefield, tax-free Delaware shopping and many more local attractions
- ❖ Convenient to major road arteries including Route 1, Route 322, Route 202, I-476, I-95 and more. Approximately 40 minutes from Center City Philadelphia and Philadelphia International Airport

* All Information Deemed Reliable, but not guaranteed

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— Room Dimensions —

First Floor :

Foyer:	10'0" x 7'5"
Living Room:	18'6" x 12'9"
Dining Room:	15'3" x 11'10"
Kitchen:	18'1" x 12'3"
Butler's Pantry:	9'0" x 6'2"
Mud Room:	7'7" x 6'10"
Library:	15'8" x 12'0"
Solarium:	15'0" x 7'11"
Family Room:	23'1" x 17'8"

Second Floor:

Master Bedroom: 17'5" x 13'8"
Master Dressing Room: 7'11" x 6'6"
Master Sitting Room: 18'8" x 13'0"
Second Bedroom: 13'9" x 10'4"
Third Bedroom: 13'10" x 11'4"

— Plot Map —



— Inclusions —

Inclusions: Potting shed, kitchen refrigerator, washer and dryer all in as-is condition at the time of settlement at no monetary value.

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