

\$1,000,000 - 4701 Edges Mill Rd, Downingtown

MLS® #PACT2109790

\$1,000,000

8 Bedroom, 4.00 Bathroom, 4,512 sqft

Farm on 11.00 Acres

NONE AVAILABLE, Downingtown, PA

If you've been dreaming of country charm with room to breathe and the convenience of being close to everything this historic Chester County estate might be exactly what you've been waiting for. Set on 11 peaceful acres, this property offers space for everyone (and everything). You'll find a beautiful 3-story main home with 8 flexible bedrooms, 3 full baths, and 2 half baths, plus a 2-bedroom carriage house that's perfect for guests, family, or even rental income. Inside, the home blends historic character with modern comfort from six fireplaces (two converted to wood stoves) to a renovated kitchen, formal dining room, and a cozy family room that makes you want to stay awhile. There's even a private home office with its own entrance, ideal for anyone who works from home or runs a small business. Outside is where this property really shines. You'll love the fenced yard, full-length basketball court that doubles as a tennis or pickleball court, and open space for horses or chickens (yes, it's horse-friendly and Act 319 eligible for tax savings). The stone bank barn adds rustic beauty and plenty of storage for projects, hobbies, or events. You're tucked away enough to feel private, yet still just minutes from Routes 30, 100, 113, and 322, plus an easy 20-minute drive to the PA Turnpike. It's an easy commute to Philadelphia or Lancaster, and you're only 7 minutes from the Coatesville Train Station, which will soon offer daily, direct Amtrak



service to Philadelphia, New York City, and Washington, D.C. This is the kind of property that invites you to slow down, host family and friends, and enjoy the best of Chester County living – open space, history, and connection.

Built in 1795

Essential Information

MLS® #	PACT2109790
Price	\$1,000,000
Bedrooms	8
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,512
Acres	11.00
Year Built	1795
Type	Farm
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	4701 Edges Mill Rd
Area	Caln Twp (10339)
Subdivision	NONE AVAILABLE
City	Downingtown
County	CHESTER-PA
State	PA
Municipality	CALN TWP
Zip Code	19335

Amenities

Amenities	Additional Stairway, Attic, Bar, CeilingFan(s), Crown Molding, Double/Dual Staircase, Wood Floors, Shades/Blinds, Wet Bar/Bar, Exposed Beams, Formal/Separate Dining Room, Wd Stove Insrt, Upgraded Countertops
Utilities	Sewer Available, Water Available

Parking	Paved Driveway
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Interior

Appliances	Disposal, Energy Star Appliances, Oven/Range-Electric, Dishwasher, Dryer, Washer, Refrigerator, Stainless Steel Appliances, Water Heater - High-Efficiency
Heating	90% Forced Air, Wood Burn Stove, Baseboard - Electric
Cooling	Central A/C, Ceiling Fan(s), Dehumidifier
Has Basement	Yes
Basement	Full, Unfinished
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Wood, Non-Functioning
# of Stories	3
Stories	3.5

Exterior

Exterior	Stucco
Exterior Features	Stone Retaining Walls, Water Fountains, Horses Allowed, Porch(es), Patio, Roof Deck, Wood Fence, Stone Fence
Lot Description	Backs to Trees, Cleared, Corner Lot, Hunting Available, Front Yard, Irregular Lot, Landscaping, Level, Partly Wooded, Rear Yard, SideYard(s), Stream/creek, Subdivision Possible, Trees/Wooded
Foundation	Stone
Other Structures	Barn/Stable, 2nd House, Carriage House, Gazebo, Run-in Shed, Bank Barn, Guest House, Tenant House, Other, Barn/Farm Building, Barn, Spring House

School Information

District	COATESVILLE AREA
Elementary	CALN
Middle	NORTH BRANDYWINE
High	COATESVILLE AREA SENIOR

Additional Information

Date Listed	September 26th, 2025
Days on Market	53
Zoning	R20 FARM

Listing Details



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