

# 1856 Restored Farm House

*2845 Potshop Road, Worcester, PA  
Methacton School District*



## Own A Piece Of History!

Highly desirable 11 acre property located in the heart of Worcester Township, Montgomery County. This completely renovated, one of a kind 3 story farmhouse, boasts 3,958 S.F. of livable space. Featuring: 4 bedrooms, 2 1/2 baths, hardwood floors, 9' ceilings, central air conditioning, a full finished basement, and a breath taking gourmet kitchen. This spacious kitchen has all new custom cabinets, granite countertops, and stainless steel appliances. The exterior of the farmhouse has: Repointed 18" thick stone walls, insulated wood windows and a composite slate mansard roof. Come and enjoy the large brick patio, 2<sup>nd</sup> story deck, and covered front porch. The 2 story bank barn has its own electrical and water service. A perfect setting for horse lovers. This property is gently sloping; has both open and wooded areas with a small stream located at the rear of property. Quiet, relaxing, and very unique opportunity that won't last long, don't wait.

*Reduced Offering Price By Owner : \$ 1,145,000.00*

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*Worcester Township*

Features Available:

- 11 Acre Parcel
- Potential 3 Lot Subdivision
- Approximate age: 154
- 4 Bedrooms
- 2.5 Baths
- Full Basement
- 3,958 S.F.
- 3<sup>rd</sup> Floor unfinished could add another 800 S.F. with 3 bedrooms and 1 full bath
- Formal Dining and Living Room
- Original built in cabinets
- Composite slate roof with 50 year warranty
- Insulated Wood Windows
- Completely repointed 18" thick exterior stone walls
- Public Water
- New Central Air Conditioning for 1st and 2nd Floors
- New 200 AMP electrical service and panel
- Detached bank barn with 60 AMP electrical service and panel, and water supply
- Breathtaking views of pasture from 2<sup>nd</sup> floor rear deck
- Methacton School District



**All information, regardless of source, including square footages and lot sizes, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed.**