

Presented by  
**The Karen Strid Team**



**56 Farrier Lane**  
Newtown Square

## GREAT ROOM



**ABOUT THE HOME** 56 Farrier Lane is a stunning, and meticulously maintained, stone manor home in the coveted neighborhood of White Horse Farms, Newtown Square. This updated home was thoughtfully designed for both entertaining or for a cozy retreat. This stately home sits on one of the largest lots in the neighborhood, which backs up to Episcopal Academy. The scale of the lot, custom landscaping, and grand flagstone terrace offer privacy, while still allowing a warm sense of community in this fabulous neighborhood. The home was custom built in 2007 by award winning Nolen Company Builders.

The floor plan is perfectly conceived, with the oversized kitchen and breakfast room and 10 foot island serving as the heart of the home. The kitchen has always provided a great gathering spot, but is also a chef's dream with upgraded, professional grade Wolf and Subzero appliances. The home offers fabulous flow, as the kitchen opens into a great room with fireplace and crawford ceiling. The mudroom with 2 exterior entrances, walk in closet, powder room and desk off of the kitchen, connected to the 3 car oversized garage, make daily living and unloading groceries or packages easy. Also on the 1st floor, the front to back grand foyer is centered between the formal living room and formal dining room with bar/butlers pantry. Beyond the gracious grand staircase you will find a cozy den or office with gas fireplace and french doors, and a formal powder room. The 1st floor has finished on site white oak hardwood floors throughout, with a rich dark walnut finish.



KITCHEN

**MORE ABOUT THE HOME** The completely finished walkout lower level features upgraded 10 foot ceilings, a large family room, a full bath and a fitness room or bedroom, you choose! Unfinished areas offer lots of storage.

Upstairs this home features 5 bedrooms, all with en suite custom baths, and an upstairs laundry. Master suite with sitting room or office, 2 large walk in closets, dressing area and very large marble bath with private cozy water closet. Finished 3rd floor with carpet which could be used for storage, or to create a cozy loft.

It's difficult to describe the level of care that went into designing and caring for this home, you really just need to come and see for yourself, walk the grounds, listen to the church bells ring at EA, and feel the privacy and richness of the community.

This home, situated in the heart of everything, offers easy access to Wayne PA, Newtown Square (the new Whole foods shopping center!), Bryn Mawr, Devon, Malvern and Paoli.

**WANT TO SEE MORE?**

VISIT [WWW.KARENSTRIDTEAM.COM](http://WWW.KARENSTRIDTEAM.COM) FOR ADDITIONAL PHOTOS

# FAST FACTS



- Built in 2007
- 1.6 Acre Lot
- 2018 taxes \$21,212
- HOA Annual dues \$1,355
- 5 bedrooms
- 6 full and 2 partial baths
- 3 fireplacesww
- 3 car garage
- Stone exterior
- Chefs kitchen with Wolf range and Subzero fridge



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