



A bucolic setting surrounded by preserved woodlands and pond, located on an eight acre property in Springtown, Bucks County, Pennsylvania.

The upper level is a 1,050 square foot studio loft featuring exposed fieldstone walls, open heavy timber mortise/tenon framing, wide plank floors, and a large 5'-6" wide by 8'-6" tall access door. The entire upper level is an unfinished, unplumbed, eighteenth-century raw barn interior, and is not heated beyond its passive solar configuration. The fireplace is not functional.

The original structure was built circa 1790 and the exterior retains exposed stone walls, timber framing and slate roof. Noted architect Henry Hebbeln renovated the closed forebay bank barn in the 1950s for his own use as a studio, when the 15' high by 42' all-glass wall was added at the upper level. Apartment is recently renovated.

75 minutes from NYC and from Philadelphia. Four miles from the Delaware River. Bieber bus runs hourly to NYC from nearby Hellertown (www.biebertourways.com).

In the accompanying photographs, the first photo is an exterior view. The following four photos are of the studio loft at the upper level. The next two photos are the view from the studio loft. The next five photos are of the apartment at the lower level. The furniture depicted in the photos of the studio loft is not included in the rental.

Rental includes the lower level (the apartment) and the upper level (the studio loft). Rent varies seasonally: April thru November rent is \$1,800 per month. Because the studio loft is unheated, December thru March rent is \$2,000 per month and is unheated; other months are additional. Coverage is approximately \$100 per month.

Please ask me about accounts dealing with well-behaved cats or dogs.

Short-term stays are also welcome. The rates for short-term stays are as follows: \$125 per weeknight, \$135 per night Friday and Saturday; \$650 per week. There is a minimum two-night stay. The apartment is furnished and there is a one-time \$25 cleaning fee, and a \$100 refundable security deposit for all short-term rental stays.

Available now for short-term stays Available for long-term stays February 15, 2017

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