



SHADOWBROOK

Centreville, Delaware 19807



WELCOME

Centreville, an 18th century Delaware Village listed in the National Register of Historic Places, is surrounded by superb country estates, world-renowned museums, and the beautiful Brandywine Valley. Winterthur Museum, Delaware Museum of Nature and Science, Burrows Run Preserve, Flint Woods, and Coverdale Farm are neighbors.

Brandywine Creek State Park, Longwood Gardens, Hagley Museum, Delaware Museum of Art, Brandywine Battlefield, and Brandywine River Museum are all within five miles of the Village proper.





OPPORTUNITY

A once-in-a-lifetime occasion to own 152 acres of pristine, unrestricted acreage in the heart of "Chateau Country."

The centerpiece of the Shadowbrook estate is the circa 1939 Georgian stone and frame home boasting approximately 12,000 sq. ft. of living space, 10 bedrooms, 10 bathrooms, 11 fireplaces and breathtaking views at every turn.

A complete list of highlights and notable features can be found near the end of this brochure.

SOME HIGHLIGHTS

- 152 acres of unrestricted land with 4 tax parcels, 5 rental dwellings, 2 horse barns and 3 sheds
- A nearly seven-acre pond, meandering creek with waterfall, woods, and rolling hills
- Museum-quality millwork, moldings, and fireplace mantels
- Six geothermal systems installed in 2017; six-zone heating, five-zone air conditioning
- Ludowici ceramic tile roof
- Adult and children's swimming pools with pool house
- Family, equestrian, or country estate with subdivision an option
- Current zoning is suburban estate (SE) requiring 2-acre minimum lot



PINNACLE

Said to be the most beautiful property in Delaware, this breathtaking Centreville estate is set on 152 rolling acres, with fields and valleys that bridge the Delaware-Pennsylvania line. From a quiet road amid other properties with similar homes and acreage, the winding entrance drive follows the curves of the hills, leading upward to a great house whose setting protects privacy while maximizing views.



SOPHISTICATION

The Okie-style fieldstone façade with an expansive cobblestone parking court has a simpler entrance in keeping with the region's architectural vernacular.

ARRIVAL

The entrance drive slowly climbs the property's principal rise arriving at the home complete with paving stones in artful array around four original millstones, highly prized by local collectors.



ELEGANCE

Enter through the classic foyer graced by the light form of an elliptical stair, a replica of the Montmorenci Plantation stair which can now be found at Winterthur Museum.





The grand stair at Shadowbrook was modeled after the stair seen to the right.

HISTORY



The stair at the Montmorenci Plantation (circa 1822) which can now be seen at Winterthur Museum.



DETAIL

Throughout all family living areas, millwork is creative and elaborate, and is considered to be of museum quality. The Louis XIV style fireplace ornamentation seen in the cloak room with crown moldings of repeating carvings is just one example.

ENTERTAIN

The central hall, located between the living and dining rooms, showcases ceiling-height shell-topped corner cabinets and an ingenious inlaid floor which creates the illusion of an octagon. This hall provides guests with their first glimpse of the exquisite outdoor views ahead.





BREAK BREAD

Host guests to your heart's content in the magnificent dining room. Like the other reception rooms, it offers space for the largest of gatherings while sharing the view of the pond and hills.

REGALE

This area of the home flows naturally to the expansive living room which has space for multiple seating groups, a unique fireplace with intricate mantel, raised panel wainscoting, and crown moldings.





RETIRE A private sanctuary, or invited guests only, can join you in the handsome butternut paneled library.



CAPTIVATE

A look at some of the museum quality millwork and other intriguing elements of the home.



FROLIC

The sunroom with three walls of windows with magnificent panoramic views of the estate is perfect for morning yoga or evening cocktails. The sunroom opens to a lovely bluestone patio overlooking the picturesque view.

The billiards room is located directly below the sunroom with a lovely private bedroom complete with fireplace just steps away.



INTRIGUE

With a perfect commingling of old and new, Shadowbrook offers an endless array of interesting features at which to marvel.





NOURISH

The large family kitchen is adjacent to a secondary catering kitchen. Make your mark on this home by designing your own ultimate chef's kitchen.



RENEW

Featuring many of the flowers, trees, birds, and creatures seen around the estate, the hand-painted breakfast room offers an easterly view of the morning sun and the perfect way to start the day.

REVIVE

The luxurious primary suite features a separate sitting room, two fireplaces, plentiful closets, including a six-foot shoe closet, and two impeccably maintained full bathrooms.



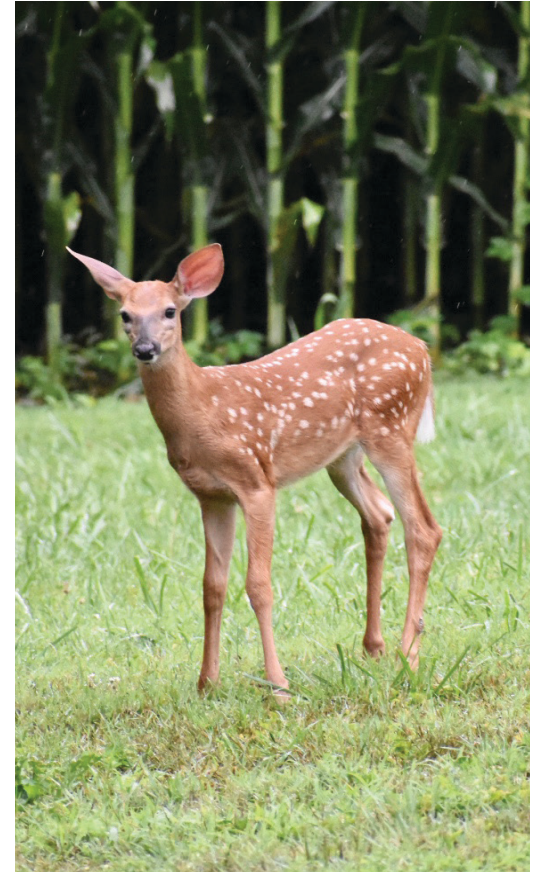


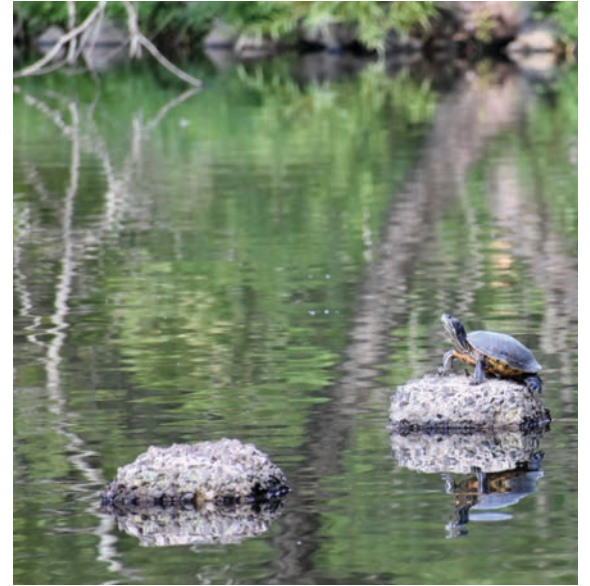
RECHARGE

Adults and children alike can enjoy those warm summer days relaxing at the adult and kid swimming pools located adjacent to the main home. Perfect for summertime entertainment, this space includes a pool house with two changing rooms, each with shower and toilet.



SERENITY





ACCESSORY DWELLINGS



GATE HOUSE

1440 sq. ft. | 2 Bed, 1 Bath | Living Room | Eat-in Kitchen | Laundry | Oil Heat | Well & Septic | Propane Generator



MILL HOUSE

2235 sq. ft. | 2 Bed, 2 Bath | Living Room | Kitchen | Family room | Laundry | A/C | Oil Heat | Well & Septic



CARRIAGE HOUSE (ABOVE)

2525 sq. ft. | 2 Bed, 2 Bath | Living Room
| Dining Room | Kitchen | Sun Porch |
Laundry | Oil Heat | 7-Car Garage

FARMHOUSE DUPLEX 1 (RIGHT)

1 Bed, 1 Bath | Living Room | Dining Room
| Kitchen | Laundry | Well & Septic

FARMHOUSE DUPLEX 2 (RIGHT)

2 Bed, 1 Bath | Living Room | Eat-in Kitchen
| Laundry | Well & Septic



STABLES



3800 SQ. FT. BARN (ABOVE)

Masonry | 13 Horse Stalls | Hay Loft |
Tack/Feed Room | Full Bath

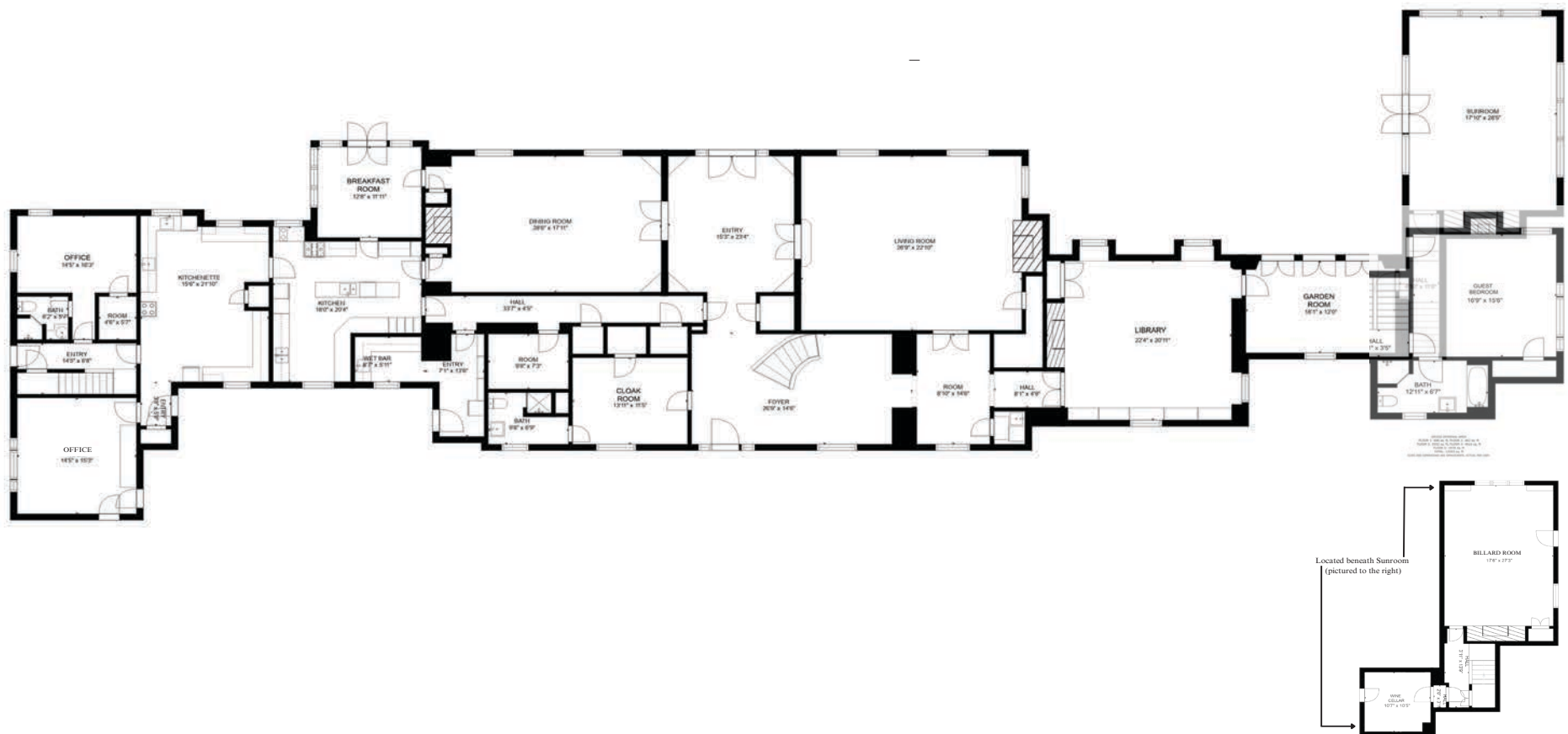
2435 SQ. FT. BARN (BELOW)

Masonry | 11 Horse Stalls | Hay Loft |
Tack Room | Feed Room





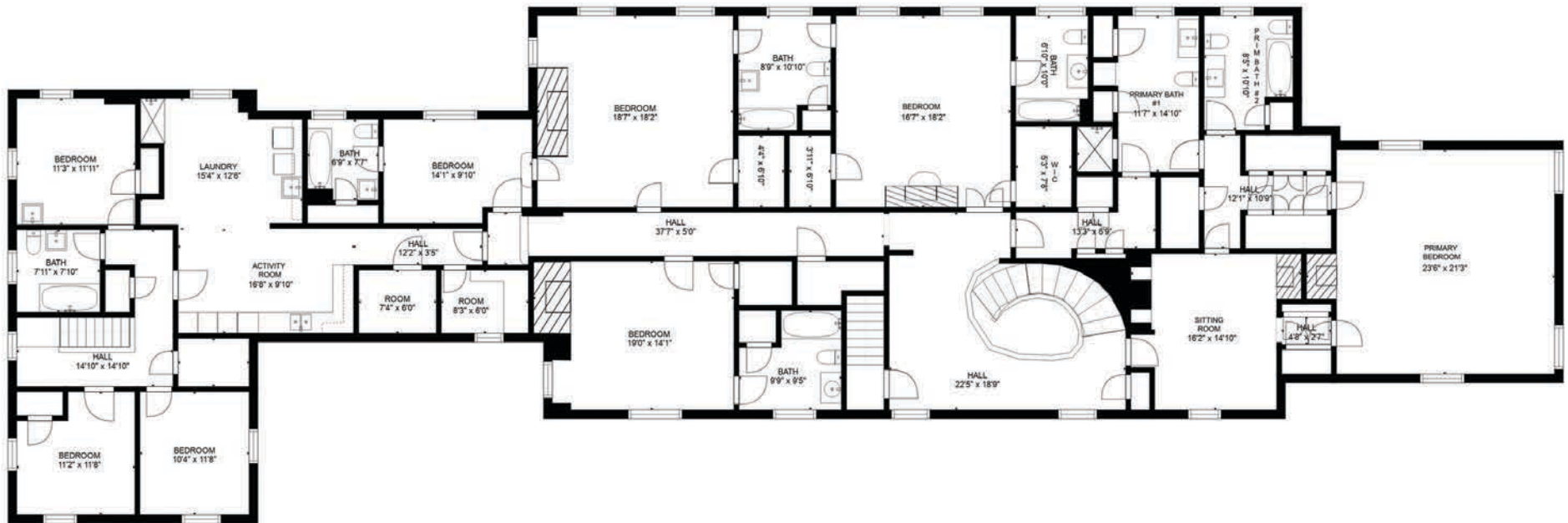
MAIN LEVEL FLOOR PLAN



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

UPPER LEVEL




FLOOR PLAN



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SHADOWBROOK PROPERTY: ±152 ACRES

-  Shadowbrook Parcels
-  Streams Parcels
-  State Boundary



0 150 300 600
Feet



Map made by and for Brandywine Red Clay Alliance (BRC). Not for engineering purposes. August 19, 2022. Basemap courtesy of ESRI. Parcel data courtesy of Chester County, PA, and New Castle County, DE.

SHADOWBROOK ADDITIONAL HIGHLIGHTS & FEATURES

- 152 acres of unrestricted property consisting of 4 tax parcels including main house, 5 rental dwellings, pool house, 2 horse barns and 3 sheds.
 - 16.87 acre | Main house, Tower house, pool & pool house, 2 barns
 - 3.16 acre | Open land near the intersection of Old Kennett & Snuff Mill Rd
 - 119.08 acre | Farm acreage, pond, Gate house, Mill house (1206), Farmhouse/duplex
 - 12.9 acre | Pennsylvania farm acreage / open land
 - One of the highest points in Delaware with expansive views
- 6.7-acre pond, meandering creek with waterfall, woods and rolling hills
- 1939 Georgian stone and frame main house with a total 10 bedrooms and 10 baths and 11 fireplaces, and stunning views inside and out (approximately 12,000 sq. ft.)
- Primary suite with anteroom, expansive closets, 2 full baths, and 2 fireplaces
- Six recently installed geothermal systems (2017), heat is six zones, central air conditioning is five zones, high velocity for one zone resulting in low electric / utility bills.
- Ludowici ceramic tile roof.
- 400 AMP electrical service, house completely rewired in 1971.
- All asbestos insulation on heating pipes has been totally removed.
- Propane generator - backup for geothermal systems, water heater, kitchen, and miscellaneous outlets.
- Museum quality millwork, moldings, stunning winding staircase, and fireplace mantels.
- Steady rental income from 5 dwellings, 1 of the horse barns, and farmland lease.
- Swimming pool with pool house - two changing rooms each with shower and toilet.
- Stone carriage house (2525 sq. ft.) with parking for 7 cars. Second floor apartment with 2 bedrooms, 2 full baths, living room, dining room, kitchen, and sun porch.
- Stone and frame 2 story gate house, @ 1,440 sq. ft., 2 bedrooms, 1 full bath, living room, eat in kitchen, laundry in basement, oil heat, propane generator, well and septic.
- Stone Mill House @ 2,235 sq. ft. with 2 bedrooms, 2 full baths, kitchen, living room, family room, oil heat, air conditioning system that is high velocity, well and septic.
- Frame Farmhouse (duplex) with shingle siding @ 2,690 sq. ft. First unit has a living room, dining room, kitchen laundry room, 1 bedroom and one full bath. Second unit has a living room, eat in kitchen, 2 bedrooms, 1 full bath, laundry in basement, well and septic.
- Masonry barn @ 3,800 sq. ft. with 13 horse stalls, hay loft, bathroom, and tack room.
- Masonry barn @ 2,435 sq. ft. with 11 horse stalls, hay loft and tack room.
- Wood frame shed @ 1,056 sq. ft. with open bays.
- Wood frame equipment shed @ 1,728 sq. ft. with sliding doors.
- Pool house shed with double doors for pool supply storage, chemicals, and outdoor furniture.
- Family, equestrian, or country estate. Subdivision is an option. Current zoning is suburban estate (SE) which requires a 2-acre minimum lot.





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