

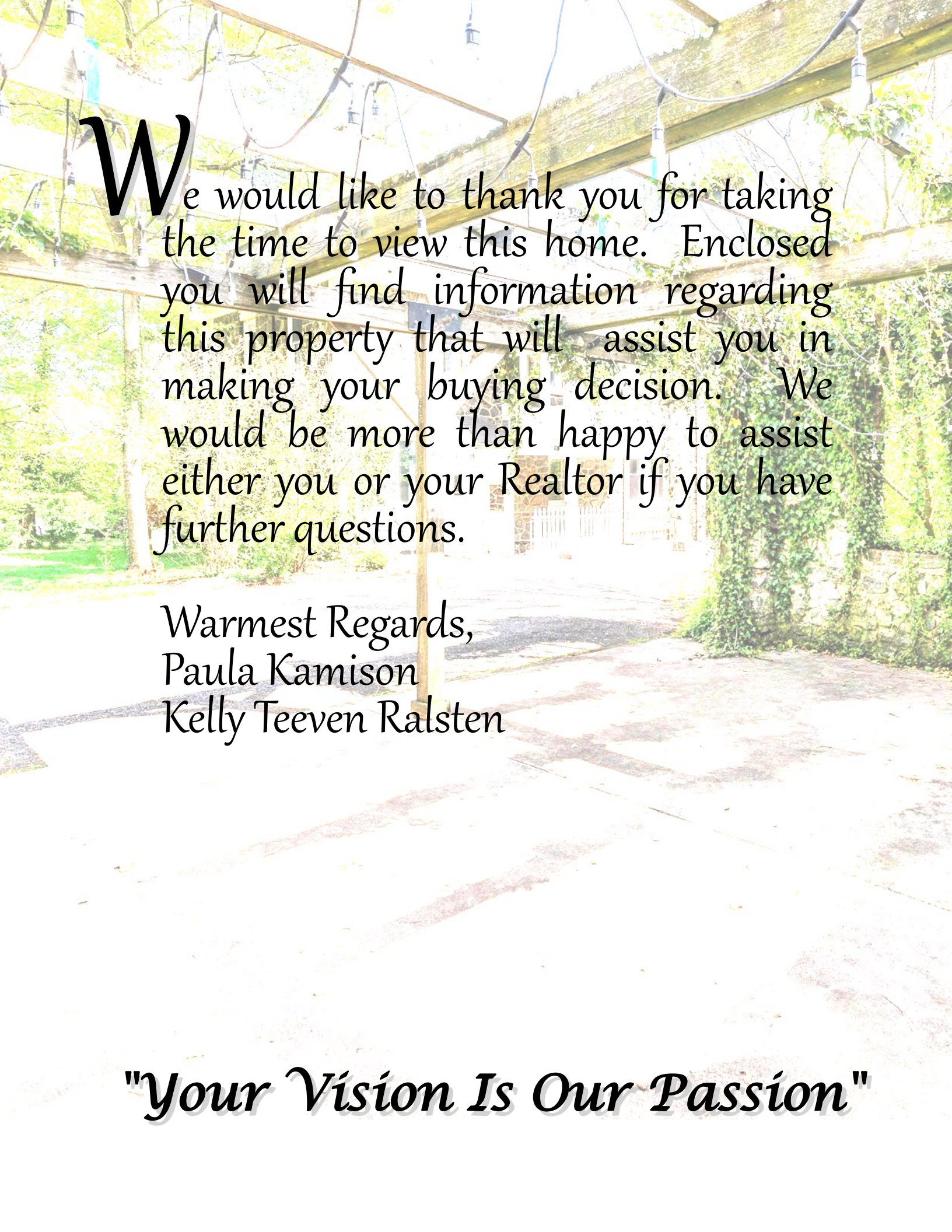
Welcome to

1 Rock Manor Avenue
Rock Manor



Presented By:
Paula Kamison & Kelly Ralsten
(302) 383-3538
kralsten@psre.com





We would like to thank you for taking the time to view this home. Enclosed you will find information regarding this property that will assist you in making your buying decision. We would be more than happy to assist either you or your Realtor if you have further questions.

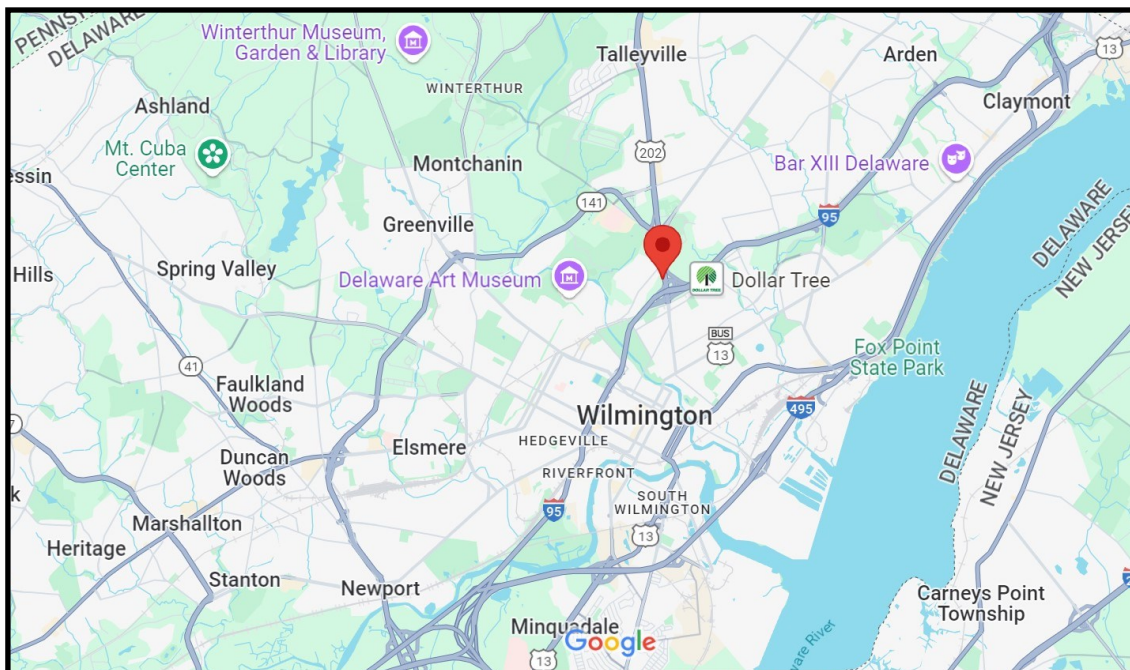
Warmest Regards,
Paula Kamison
Kelly Teeven Ralsten

"Your Vision Is Our Passion"

Welcome



This beautiful home was constructed in 1913 in the high style, American Foursquare form popular in the early 20th century. It is a two and a half story stone home with a hipped roof and Colonial Revival embellishments including a two-story sleeping porch and porte-cochere entry.



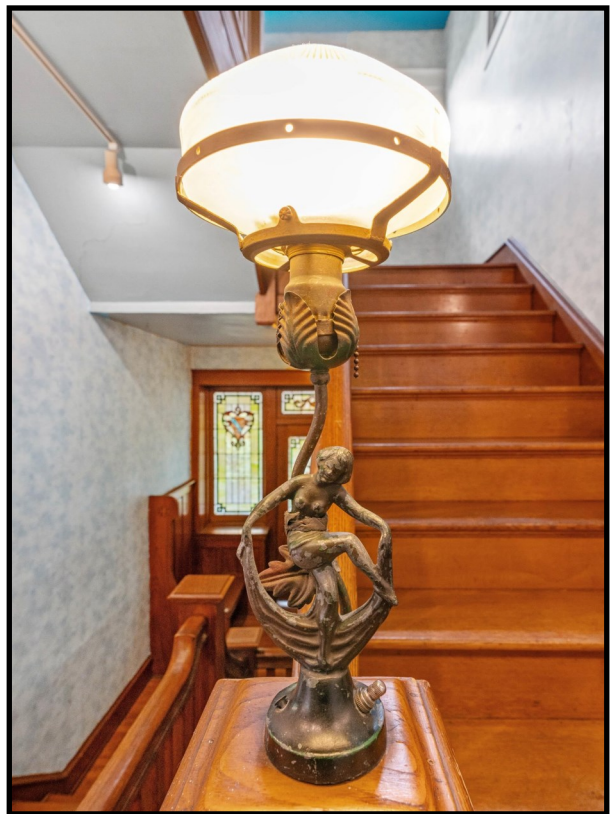
Make a Grand Entrance



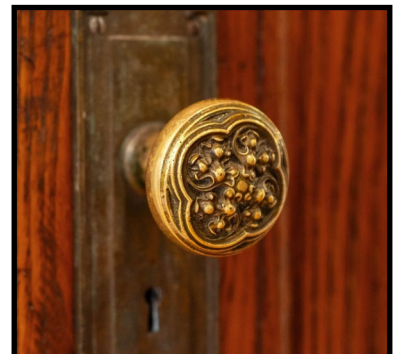
The long driveway leads to the porte-cochere, a portico-like structure that allows passengers to exit cars or carriages while protected from the weather. Details such as columns and guard stones are part of the original design.



Historical Elements



Step inside to the Foyer and take notice of some of the original architectural features in this home. An important element, used throughout, is tile from Moravian Pottery and Tile Works in Doylestown, PA. The tile pictured below is “Dragon of Castle Acre”, one of their earliest notable designs. There are original doorknobs, light fixtures and custom wood trim pieces still in use.



Dining Room



The Dining Room features original light fixture, fieldstone fireplace with Moravian tile hearth, and dentil trim mantle. Above the fireplace there are cabinets with leaded glass doors.



Gracious Living Spaces



The Den features an original light fixture, fieldstone fireplace with Moravian tile hearth, and dentil trim mantle. Exquisite wood trim frames the opening to the Living Room.



Living Room



The Living Room is highlighted by a fieldstone Fireplace, with Moravian tile hearth, and wood mantle and columns. On each side of the Fireplace there are built in cabinets with leaded glass doors, and recessed niches feature original paintings of equestrian scenes, artist unknown.

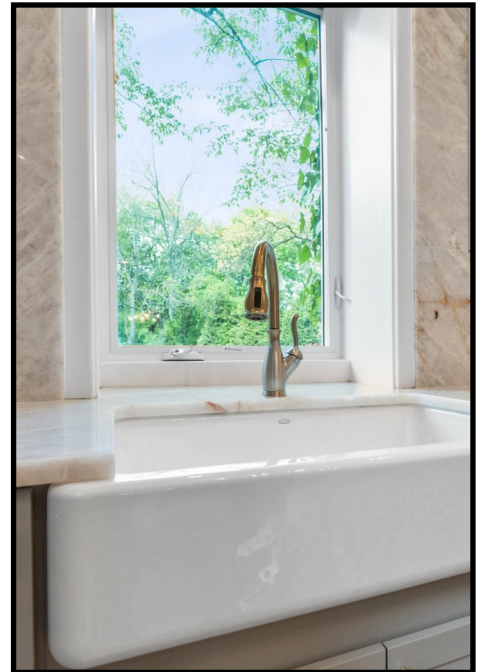


More than just a Kitchen



The Kitchen was renovated in 2020, keeping the charming original stone wall and door with glass transom. High end finishes include Krystallus quartzite counters and backsplash, self-closing “Diamond” cabinets, Ginkgo-leaf inspired chandelier, and oversized ceramic farmhouse sink.

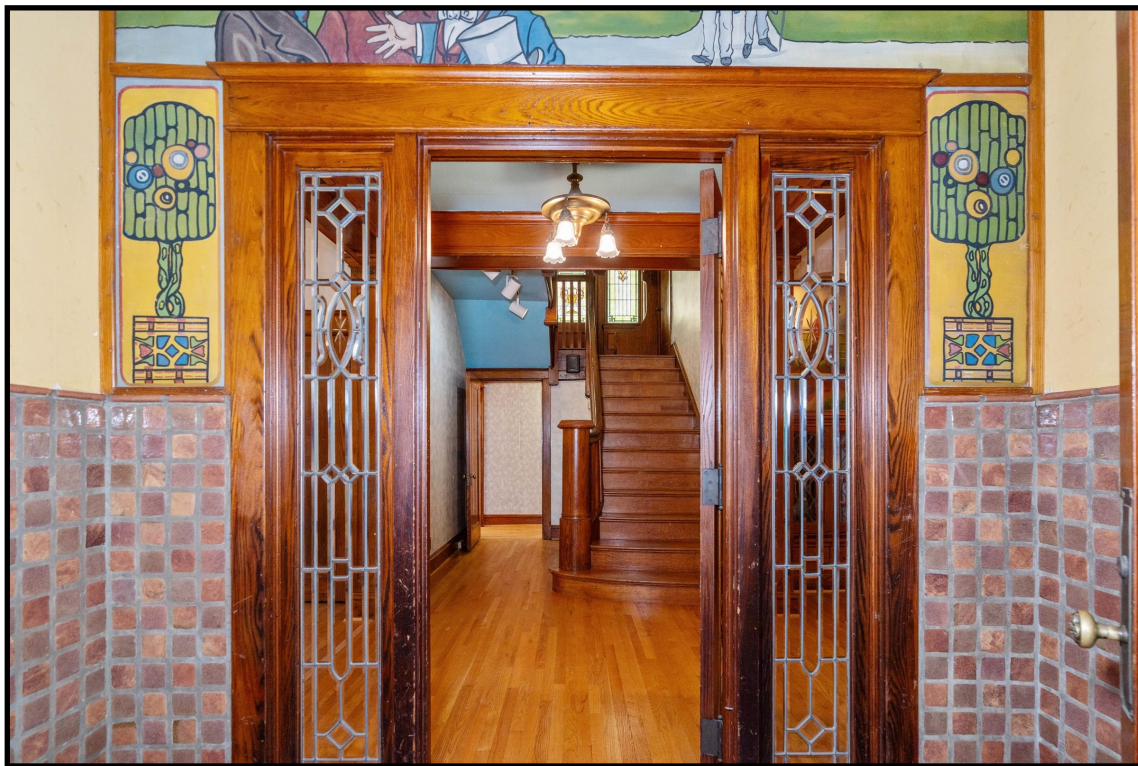




Quality appliances include GE Café convection oven with ceramic cooktop, Viking downdraft hood, GE dishwasher, and KitchenAid French door refrigerator with water and ice to the door. There is a staircase from Kitchen to second floor and the Kitchen door opens to the side of house



O riginal Front Entry



An entrance vestibule leads from Hallway to the Sunroom addition. This space includes original Moravian tile, leaded glass doors and sidelights, with vibrant artwork, artist unknown.



Sunroom Addition



The expansive Sunroom addition in 1988 added bright living space with a Kitchenette and full Bath. The original stone wall is preserved and oversized casement windows surround the room. There is built in shelving, laminate flooring, baseboard heat, AC unit, and deep window sills. A separate door opens to the wood deck.



Sunroom Addition



The addition includes a Kitchenette with sink, small refrigerator and cabinets. The full Bathroom was updated in 2017 and has tile floor, four foot wide shower, linen closet and a separate heater.



On the First Floor



More trim, tile, artwork and original leaded glass doors are on the First Floor. There is also an updated Powder Room on the First floor.



Up to the Second Floor



On the landing up to the second floor, a Mezzanine level features original doors and leaded stained glass windows, and built in seating. Doors open to a “Sleeping Porch”.



Second Floor Bedrooms



There are three bedrooms, one Full Bath and a Laundry Room on the Second Floor. This Bedroom features two vintage sconces, vintage ceiling light fixture, three windows and mirrored closet door.



Bedrooms



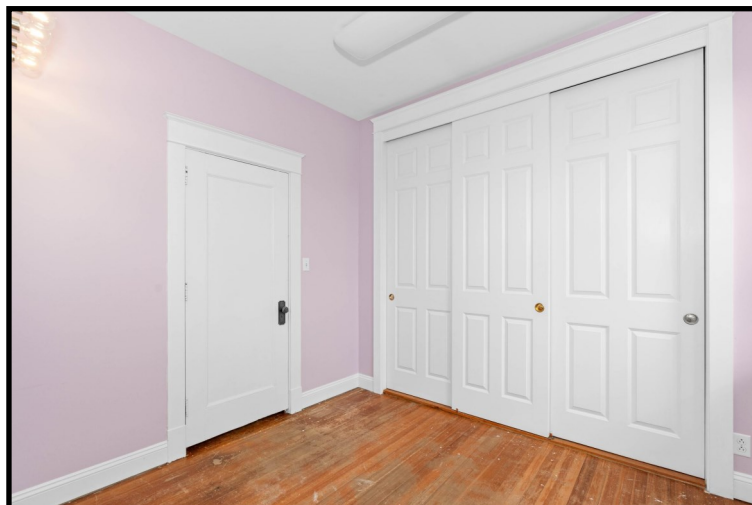
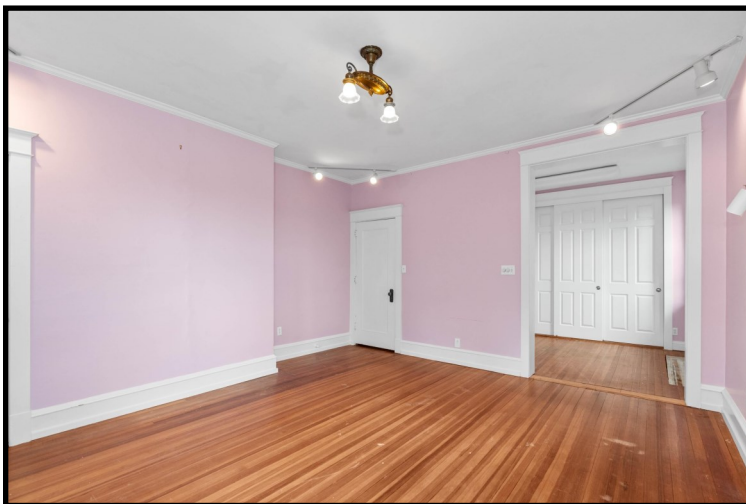
Bedroom Two features three windows, mirrored closet door and updated light fixture.



Bedrooms



Bedroom Three is well sized with four windows, vintage ceiling light fixture, and updated track lighting.



This Bedroom opens to a large dressing room with a triple closet, three windows and mirror with lighting.

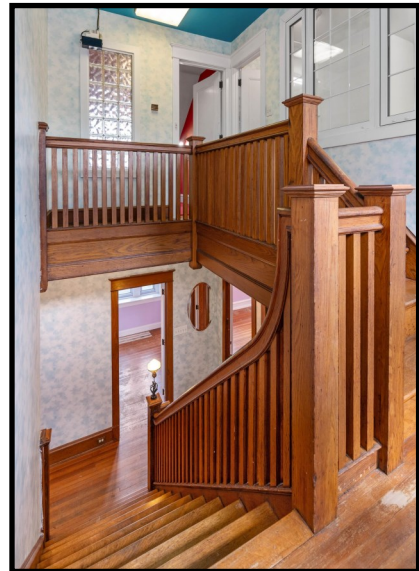
Bathroom



This full Bathroom features tile floor, Jacuzzi tub, built in cabinetry, vanity with sink, and recently renovated shower.



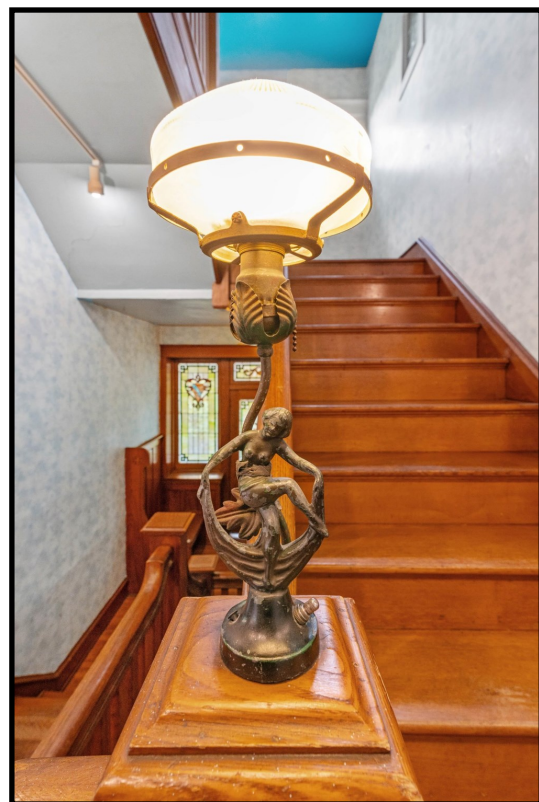
On the Second Floor



Charming Staircase



Laundry Room



Newel Post Lamp

On the Third Floor



Another beautiful staircase leads to the Third Floor, with two Bedrooms and one full Bathroom.



This Bedroom is spacious with dormer ceiling, some built ins, track lighting and a triple window.

Third Floor Bedroom

This sizable Bedroom has built in storage and shelves, under eaves storage, and track lighting.



The en-suite full Bathroom has over sized shower, and large vanity.

Outdoor Spaces



The historic Garage, a notable structure from the original construction adds to the appeal of the property. It serves as a charming backdrop for dinners, parties and special occasions.



Beautiful Setting



This nearly one acre property offers mature landscaping that enhance its charm in a serene, picturesque setting. Built in 1913, the house retains several reminders of its rich history, with glimpses of architectural features common in the early 20th century.