

GREYSTONE TEASER

All that is underlined are live links.

The Property

- ±44 acres (zoned R-3B)
 - Parcel A: 34.79 acres with open space on 3 sides (includes Mansion & Garage).
 - Parcel P: Carriage House (9.52 acres)
 - *Optional Commercial Parcel (additional cost): 1.4 acres*
- 3 story historic mansion completed in 1908 and designed in English Renaissance style by noted architect Charles Barton Keen. Continuously lived in since. Well maintained.
- Asking price to include banquet tenting and related event equipment (folding tables and chairs; tent fixtures and ceremony chairs and metal chuppah). Other personal property including rugs, furniture and art will be removed or sold separately. See data vault for a retail appraisal of the most valuable personal assets. Please request list of all personal assets.
- 5+ miles of walking trails through dedicated Nature Preserve (±160 acres).
 - Eligible for, but not currently listed on the National Register of Historic Places. Registration could provide substantial [Pennsylvania](#) (state) and [Federal](#) historic tax credits (HTCs)

Location: Conveniently located just off Route 202 between King of Prussia, PA and Wilmington, DE, Greystone Hall is within easy access of both the greater Philadelphia and Wilmington areas. It is situated half-way between New York City and Washington, DC in the heart of Brandywine Valley.

The Market

Upper Chester County is home to [West Chester University](#) (founded 1871; enrollment 17,600, 90% FT) and some of the best-performing school districts in the state. The County's average household incomes are the highest of any county in Pennsylvania, and multinationals including Siemens Medical Solutions and Saint Gobain have their North American headquarters here in order to tap the area's large pool of college-educated white-collar workers. Financial giant Vanguard Group has its global headquarters here and has more than 8,000 locals on staff (most in high-paying roles), making it Chester County's largest employer.

Population: [38M in 125 mile radius](#)

History

Greystone Hall was designed and built for Philip M. Sharples, the inventor and manufacturer of the Sharples Tubular Cream Separator, which sold worldwide from the 1890's to the 1930's. Since 1942, the former 450 acre woodland estate including the mansion, formal gardens and accessory buildings has been owned by the Jerrehian family, importers and appraisers of fine oriental carpets. It's architecture, elegant interiors and formal terraced gardens make it an unparalleled site for executive conferences, seminars, business meetings, banquets, weddings, receptions, lawn parties and private events. Further, its seclusion and stately grandeur provide a perfect getaway atmosphere for "the important event".

Buildings

The property is highlighted by a three-story English style Manor House building made of grey stone with tile roof, 60 feet wide and 125 feet long. It is beautifully situated with a commanding and extensive view of the surrounding countryside.

- On the first floor is a large reception hall, library, game room, music room, formal dining room, breakfast room and adequate service rooms as indicated on the floor plans. Most of these rooms are paneled in oak and all have large open fireplaces.
- On the second floor are eight master bedrooms, with five baths and eight smaller bedrooms, with two baths, and linen rooms, etc. All the master bedrooms have open fireplaces.
- On the third floor is a full-size bowling alley, shuffleboard, a studio, and several other large rooms suitable for dormitories.

A four-car garage adjoins the manor house, with sizable housekeeping quarters above. Other buildings include the former super-intendent’s quarters and carriage house, now contemplated for use as guest quarters and amenities including a full-service spa, restaurant & bar, and recreational facilities for the use of house guests and the community alike.

Media

- [Greystone Hall Is a Chester County Gem](#) (The Hunt magazine)
- [Iconic Greystone Hall in West Chester Preserves a Long-Ago Lifestyle](#) (8/20/22)
- [Video](#)
- [Greystone Hall History](#)
- [Virtual Tour](#) (excludes Service Wing)
- [Talk of the Town](#) (Preservation, Spring 2022)

Re/Development Alternatives (38-60 keys)

- Existing (±38,000 usable sf; 16-28 keys)
 - Mansion (27,000 sf)
 - Original Garage
 - Carriage House Loft Suites
- New (±17,600 usable sf; 32-44 keys)
- F&B Facilities
 - Mansion: min. 750 sf (interior seating: breakfast 40, dinner 55)
 - Carriage House: min. 650 sf (interior seating: 60)

Comp Set

	City/State	Rooms	Opened
The Ivy	Baltimore, MD	17	1899
Goodstone Inn	Middleburg, VA	18	1787
The Wheatleigh	Lenox, MA	19	1893
The Clifton	Charlottesville, VA	20	1799
Inn at Willow Grove	Orange, VA	25	1778
Inn at Montchanin Village	Montchanin, DE	28	1799
Oheka Castle	Huntington, NY	32	1919
Natirar	Peapack-Gladstone, NJ	66	1912
Graylyn Estate	Winston-Salem, NC	85	1932
Old Edwards Inn & Spa	Highlands, NC	93	1878

Property	Address	City/State	Rooms
The Ivy	205 E Biddle St, Baltimore, MD 21202	Baltimore, MD	18
Goodstone Inn	36205 Snake Hill Rd, Middleburg, VA 20117-3645	Middleburg, VA	18
The Wheatleigh	Hawthorne Rd, Lenox, MA 01240	Lenox, MA	19
The Clifton	1296 Clifton Inn Drive, Charlottesville, VA 22911	Charlottesville, VA	20
Inn at Willow Grove	14079 Plantation Way, Orange, VA 22960	Orange, VA	25
Inn at Montchanin Village	528 Montchanin Road - Wilmington, Delaware 19710	Montchanin, DE	28
Oheka Castle	135 W Gate Dr, Huntington, NY 11743	Huntington, NY	32
Natirar	400 Natirar Drive, Peapack-Gladstone, NJ 07977	Peapack-Gladstone, NJ	66
Graylyn Estate	1900 Reynolda Road, Winston~Salem, NC 27106	Winston-Salem, NC	86
Old Edwards Inn & Spa	445 Main Street, Highlands, NC 28741	Highlands, NC	93

Adjacent Residential Community (588 homes)

[The Greystone and the Woodlands @ Greystone](#) (NVHomes)

- Annual Income
 - Luxury Singles & Estates: \$500,000-\$2,000,000
 - Balance of Homes: \$125,000-\$300,000
- Education: Bachelor's min. with many advanced degrees

Style	Type	Pod	# Total	# Sold (through 8/1/22)	Pricing
Town Homes	SFA	A	48	100/158	668,000 - 751,000
Twin Homes	SFA	B,C,G	110		709,000 - 841,000
Active Adults (55+)		D,E/F,H	252	108	771,000 - 1,002,000
Single Family	SFD	I,J1,J2,J3	150	75/178	890,000 - 1,026,000
Estate Homes	SFD	K	28		1,470,000 - 1,620,000
			588	283	

SFA = Single family attached

SFD = Single family detached