



FROM THE MOMENT YOU BEHOLD THE PORCH WITH ITS BACKDROP OF BRICK-RED BARNs, AN INSPIRING TRANSFORMATION TAKES PLACE. IT'S AS IF TIME HAS BECOME CIRCULAR AND THE PRESENT CANNOT BE TOLD FROM THE PAST. WELCOME TO JAMES DEAN HOUSE.



67

KINGWOOD-STOCKTON ROAD



CONSERVATION
DEVELOPMENT
LLC

Dwell in possibility.



AN INSPIRING PRESENCE

BUILT AROUND 1860, THIS GENTLEMAN'S FARM WAS COMPLETELY RENOVATED IN 2006. THE MAIN HOUSE WAS EXPANDED TO 3,992 SQUARE FEET AND FITTED TOP TO BOTTOM WITH HIGH-END MECHANICALS. THE OUTBUILDINGS WERE CARINGLY RESTORED. ITS TWO AND A HALF ACRES OF FARMLAND WERE REGRADED TO INCLUDE A NEW DRAINAGE SYSTEM WITHIN A WOODLAND OF CENTURIES-OLD TREES AND FLOWERING SHRUBS—MAGNOLIA, PINK DOGWOOD, WEEPING CHERRY, APPLE, FORSYTHIA, WHITE BIRCH, PIN OAK, MAPLE.



BEST OF BOTH WORLDS

Residents of James Dean House will experience the effects of a strict renovation design philosophy: the best of the old restored and enhanced with the finest workmanship and technology.

We've preserved the clustering of the buildings and layout of the landscape. We've retrofitted and water-proofed the barns, making them livable spaces that retain their rustic charm. They're ideal for office space, guest rooms, and the requisite barn dance.

The gracious facade of the main house has been restored. Each molding, column, and window with its original louvered shutters has been retooled and braced.

Despite the improvements, the thing that makes James Dean House one-of-a-kind is its native sensibility.

It looks different here, the eye enlivened by grand old buildings and harmonious views. It smells and sounds different here, a country serenity that time has changed hardly at all. It feels different here. James Dean House invokes the charm and vigor of the personal—a human scale, a diversity of stimuli, a sense of completeness.

THE PROPERTY'S PLACEMENT OF BUILDINGS AND INDIVIDUAL LANDSCAPES REVEALS ITSELF GRADUALLY, NOT AS A MONOLITH, BUT AS A COMPLEX OF SMALLER, LIVABLE PARTS.

WATER: ADVANCED DRAINAGE SYSTEM

In the original part of the house, 16-ounce copper gutters have been encased in a custom-built soffit. In the new wing, aluminum gutters have been incorporated into the cornice-line. Underground drainage leads to a swale below the southern lawn, whose trees are protected by rock-lined wells. We've designed a rain garden with sedges, grasses, and perennials, selected for color, attractiveness to birds and butterflies, and water-absorbent properties.



THE BEST OF THE OLD RESTORED AND ENHANCED WITH THE FINEST WORKMANSHIP AND TECHNOLOGY.

STONE: BLEND OF AESTHETIC AND PRACTICAL

The same philosophy applies to the renovation of the basement. The original stone foundation has been exposed; its footings repointed and waterproofed, its thick walls incorporated into the design, with the cistern transformed into a spacious wine cellar. Lest one's toes get chilly moving about in what is now a large family and utility area, the concrete floors have been radiantly heated with a system of hot water pipes.



“I could give all to Time except—except What I myself have held.” – *Robert Frost*



VARIETY OF LIVING SPACE

The purpose of architecture is to make one feel more alive—to create a highly personalized experience with each room, each space possessing its own psychological substance. The owners of James Dean House will appreciate this every day.

The kitchen has been centrally located with a view of the fireplace in the adjacent family room.

The master bedroom claims a wing to itself with a view of the property, and a quick path to the children's play and sleeping areas.



Often in a wooden house a golden room we find. - Henry Wadsworth Longfellow



THE FAMILY ROOM, WITH ITS LARGE COTTAGE WINDOWS, IS VISIBLY CONNECTED TO THE COURTYARD TERRACE.

UPSTAIRS, THE TOWER REDEFINES THE CONCEPT OF MASTER BATHROOM. SENSUAL AND SERENE, WITH A PLATFORM TUB, LUXURY FIXTURES, AND CLERESTORY WINDOWS THAT GAZE UP TO THE TREES AND SKY, IT IS A PLACE TO RELAX AND INDULGE ONESELF.



67 KINGWOOD-STOCKTON ROAD, ROSEMONT, NJ

ROSEMONT AND ENVIRONS

A short walk brings you to lovely Rosemont, pop. 49, the post office on old Cane farm, a complex of shops and offices, and The Café, a fine restaurant housed in the former general store. The Delaware River is just a mile south. The river and parallel Delaware & Raritan Canal offer miles of trails and access for kayaks and canoes. The landmark Prallsville Mill (circa 1720) hosts concerts, exhibitions, and private events.

Delaware Township is one of New Jersey's most undisturbed areas, home to preserved farms and fields, wooded drives, inns, and, nearby, the charming towns of Stockton, Sergeantsville, Frenchtown, Lambertville, and New Hope, Pennsylvania.



PROPERTY SPECIFICS

- Circa 1860 Victorian with 2006 addition
- 2.4 acres
- 4 Bedrooms, 4 Bathrooms
- LR, DR, Kitchen, Mudroom, Breakfast Rm, Study, 1st fl Family Rm with Fireplace, 2nd fl Family Rm, walk-up 690 square-foot finished attic, 964 square-foot finished basement with radiant heated floor and walk-in wine cellar in original cistern, blue stone patio
- Insulated, Low E windows in addition
- High velocity heating & cooling system—3 zones & high efficiency oil boiler
- 400 amp service & underground utilities to house and all barns
- Rigid Polyurethane Foam Insulation in original house and new addition
- Reclaimed antique hemlock floorboards in the addition to match original
- All original windows restored with antique glass throughout
- Water – Rosemont Water Company
- Septic – all new 6 bedroom septic with connection to barn
- Restored 30 x 40 bank barn with new roof & radiant heated floor, 3-bay garage barn & two smaller barns, original well house and corn crib

DIRECTIONS FROM NYC

Route 78 W to Exit 29. I-287 S toward Exit 17 (Somerville US 202 / 206). Continue on US 202 S to Flemington. After Flemington Circle continue on Route US 202/31 S. Go 1.4 miles and turn right onto Hampton Corner Road. Turn left onto CR 579. Turn right onto CR 604 towards Sergeantsville continuing through Village of Sergeantsville on CR 604 to end at Rosemont Café for total of 7.2 miles. Turn left onto CR 519 (Kingwood Stockton Road). Go through Hamlet of Rosemont taking two sharp bends (right then left). House on right, #67.

DIRECTIONS FROM PHILADELPHIA

Directions from Philadelphia: Route 95 N to Route 29 N to Lambertville. In Lambertville, at traffic light by gas station, turn left onto Bridge Street. Make first right onto Route 29 N (N. Main Street). Follow Route 29 N through Lambertville and Stockton. In Stockton, bear left at first "Y" (car repair shop in middle of Y). Continue on Route 29 N past Prallsville Mill. Continue straight up hill on CR 519 N to Rosemont. (DO NOT continue on Route 29 towards Frenchtown). Driveway on left, 1.1 miles past Prallsville Mill, just after Lark's Nursery, house on left, #67.

FOR INFORMATION CONTACT

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