



OLDE  
BULLTOWN  
VILLAGE  
*Bulletin*



Volume 2, Number 2, Summer 2011

*You're Invited!* ...See Page 4

green (gri :n) adjective *adj.*  
& noun *n.*



1. having positive environmental attributes, environmentally sensitive “*the home was constructed to be green;*” “*the government has embraced green technology;*” 2. unripe, inexperienced “*the trainer approached the green horse;*” “*excuse the new girl, boss, because she’s just green;*” 3. grassy land “*the golfer landed the ball in the middle of the green;*” 4. the color between blue and yellow “*there are numerous shades of green;*” “*Olde Bulltown Village combines elements of the word green, from the environmentally sensitive construction to the deep green viewsbeds that surround every property.*” Rarely does one find such deep respect for old world craftsmanship, inspired by the local historical landscape. Nestled within the very green French Creek Golf Club, Olde Bulltown Village is vintage Chester County...restored Americana.



above: *When Brown is green...*the Brown House at Olde Bulltown Village

*Bulletin:* 5th Edition

*In an age when information comes from multiple sources, we decided upon the tried and true method of communication by hard copy. It’s our hope you will find the Olde Bulltown Bulletin interesting and helpful. Our purpose for making this communication effort is to serve, not bother you with information. At any point you wish to be removed from our mailing list, please e-mail merle@stoltzfus.com.*

### *Weekly Hours*

Visit our model homes:  
Monday - Thursday, by appointment  
Friday, 1pm-4pm  
Saturday, 12pm-4pm  
Sunday, varies (see website)  
Visit [oldebulltown.com](http://oldebulltown.com) for directions.

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# Golf Cottage Opportunity

In this challenging real estate market, many developers have re-designed the entire product line of their development to attract new buyers. In many cases this re-design has negatively affected the value of the existing homes in their communities.

Re-design is not an issue for our Village. Olde Bulltown has never required a minimum square footage or price point. Yes, all of our custom homes must meet a specific architectural design demanding a certain level of detail and resulting expense. But, a smaller sized building genuinely compliments 18th century architecture.

Stoltzfus Enterprises listens to our customers. And we've heard visitors reiterate a desire for part-time golf housing. In our effort to maintain the continuity of the Village concept, we have designated four strategically located lots that will nicely serve golf cottage structure but also complement the future homes on surrounding properties. These compact structures will conveniently serve as smaller homes or part-time golf cottages.

Design of these cottages is in process. If this cottage concept complements your lifestyle, you will want to investigate which of these four lots may be perfect for you. This is a unique opportunity in Olde Bulltown Village so we don't expect the availability to last long.

## Village Greens

Olde Bulltown Village has been "green" long before it became the latest marketing rave. All our homes are heated and cooled with efficient ground source systems.

Reclaimed wood and stone are prevalent and naturally incorporated into our 18th century architecture. Much of our building materials are derived from the settlement property on site. From environmentally sensitive construction to the deep green view-sheds, Olde Bulltown Village is "green" in every sense of the word.

## Brown House : New Model

On June 24th traffic at Olde Bulltown Village shifted to 104 Orchard Hill Lane from 61 Brownstone Lane. With Builders Association accolades including "Custom Home of the Year", the cottage at 61 Brownstone Lane quickly sold at our list price, serving as our model home for just four and a half months.



The Brown House is now in the process of re-decoration to serve as the show piece for the Olde Bulltown Village Community. As with other Bulltown Homes, the Brown House was designed as an 18th century home adding space over time. The center section or "hyphen" is log and chinking with a stone addition to the west and frame section to the east. Many of the interior materials have been recovered from historical buildings.

left: Our model is now located at 104 Orchard Hill Lane.



## Orchard Hill Closeout

The Orchard Hill Lane phase of Olde Bulltown has one remaining vacant lot. Lot 36 presents an opportunity for a discerning buyer to close out this phase of the settlement.

Stoltzfus Enterprises is offering a substantial incentive to expedite the completion of Orchard Hill Lane.

The favorably situated lot is visible on our site plan; visit [www.oldebulltown.com](http://www.oldebulltown.com) and click on the 'Site Map' tab to determine the property's location. The view from lot 36 overlooks the common area, and is enhanced by mountains and rolling hills in the distance.

If this is of interest to you, please contact Merle at (610) 656-6923 or e-mail at [merle@stoltzfus.com](mailto:merle@stoltzfus.com).

## Historical Bulltown Fact



above: The home built in Olde Bulltown Village inspired by Mount Pleasant

In 1780, Lieutenant Colonel Thomas Bull constructed the "Mount Pleasant" mansion, which stands to the east side of our entrance. In fact, one of the homes at Olde Bulltown Village was built to simulate the striking stone architecture of Mount Pleasant.

Colonel Thomas Bull built Mount Pleasant on a plot of land measuring 515 acres that he purchased from Thomas Rutter and Samuel Potts in 1783. Thomas Bull occupied the mansion for the duration of his life, until it was passed down to his son, Rev. Levi Bull.

The next occupant of Mount Pleasant mansion is thought to be Thomas Bull's grandson, who was his namesake. Thomas Kempis Bull was popularly known as Colonel Bull, although the origin of the title is not known. Some speculate the nickname originated because he followed his grandfather in the old house (Mount Pleasant) built by the Colonel after the Revolutionary War. Thomas K. Bull was born on July 23, 1810 and married at Gettysburg, Pennsylvania on March 20, 1839. He married Sarah Smith Shower, who passed away in 1852, whereupon Thomas K. Bull then married Julia Hannah Henderson.

Thomas K. Bull was recorded to have served gallantly in the Civil War. He was also a gentleman farmer and first lived on one of the farms owned by his parents. He occupied a prominent position in the affairs of Chester County, especially in his neighborhood. He was also a college graduate and attended Dickinson College. Thomas K. Bull was three times elected to the State Legislature, in 1846, 1847 and 1848. He died on May 29, 1893 and was buried alongside his two wives at St. Mary's Episcopal Church in Warwick Township, Pennsylvania.

right: The graves of Thomas K. Bull and his second wife





*You're Invited!*

“The Weathered Home” at  
Olde Bulltown Village is offering an  
exclusive preview of its new addition,  
the Log House. Take advantage of this  
gracious invitation from one of our  
homeowners and visit us at:

107 Orchard Hill Lane  
Saturday, July 16  
12pm - 4pm

