

Beautiful Country Estate for Sale



**6 Years Old ~ @ 6,300 Sq. Ft. with finished basement
4 Bedrooms with master attached office ~ 4.5 Baths
Virginia Colonial ~ 4.97 Acres**

\$1,145,000

Located in Middleburg Virginia, this executive home leaves nothing to be desired. The lot is large enough to manage a small livestock breeding operation or hobby farm, but not so large that it requires much time to maintain. A short drive puts you in the beautiful historic town of Middleburg. The town has a rich equestrian heritage and is full of beautiful shops and top notch dining.

This outstanding, professionally landscaped home, situated on 4.97 acres, offers a turnkey operation for livestock breeding and is currently home to an alpaca-breeding ranch. It includes one large barn, two large run-ins and extensive fenced pasture, protected around the perimeter with electric fencing. Additionally, all barns and paddocks have full lightning grounding service.

The following are some of the features this home has to offer:

- Built with 2x6 studs
- Extensive stone work
- 10-circuit generator for back up power
- Battery back-up sump pump system
- Sand filtration water treatment system with softener for the entire house
- 82 gallon hot water heater
- 100 psi well pressure tank

- New heat pump with a five-year warranty
- Security system
- High-speed satellite
- Home office package
- Ceiling fans throughout
- Very open floor plan
- Two sided fireplace on first floor
- Vermont cast iron vent free L.P. gas fireplace on first floor
- Finished walk-out basement
- Large open French Provincial kitchen
- Double oven
- Island with GE profile range
- New Bosche dishwasher
- Corian Wilsonart with flush mount sink
- \$15,000 decoration allowance
- Majority of flooring is oversized hardwood floors
- Second level laundry facility
- Walk-in closets in 3 of the bedrooms
- Bermuda room with hand laid lavender flagstone
- Lavender flagstone patio from driveway to pool
- Lavender flagstone walkways
- In-ground pool with attached gazebo
- Professionally landscaped with warranty
- Stone columns at driveway entrance with lights

The primary barn is equipped with stalls, finished office area and fenced pastures connected to the barn by a lane. All of the fenced pastures have auto-fill heated water troughs and both barn and run-ins have full electric service.

This property is a dream come true for any livestock enthusiast from the hobby farmer to the professional breeder.

To view more photos and learn more about this property, please visit our Alpacas of Middleburg Website, alpacasofmiddleburg.com.

To schedule a tour of this property, please contact Keith Bryan at keith@alpacasofmiddleburg.com or (703) 304-8987.

House to Barn



Inside Barn



Barn



Run-In 1



Grounds Around Pool



Barn - Left Side



Run-In 2



Field View

