

# Quaintance Road

## Rappahannock County

As the road to Hidden Hollow Farm winds its way through a Poplar forest, a sense of quiet and calm prevails. Past the ancient cemetery and across a couple of creeks, the road enters a rolling meadow area at the bottom of a south-facing bowl carved out of Grindstone Mountain. Completely protected from encroachment the bowl-shaped topography of Hidden Hollow Farm's 120 acres is full of surprises and hidden treasures.

The first feature you notice is a good-sized pond at the forest edge. Water in the transitional area between forest and meadow is the ideal attraction for all types of wildlife, waterfowl and birds of prey. Sightings of bear, deer and fox are commonplace and hawks are often soaring overhead, hunting the meadows. Above the pond Redbuds and Dogwoods ring a second meadow. Sit on the dock to fish, sun or watch the time roll by.

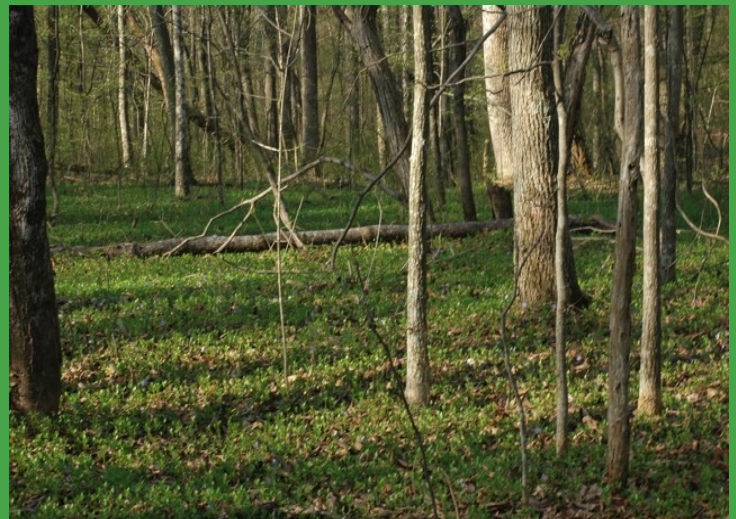


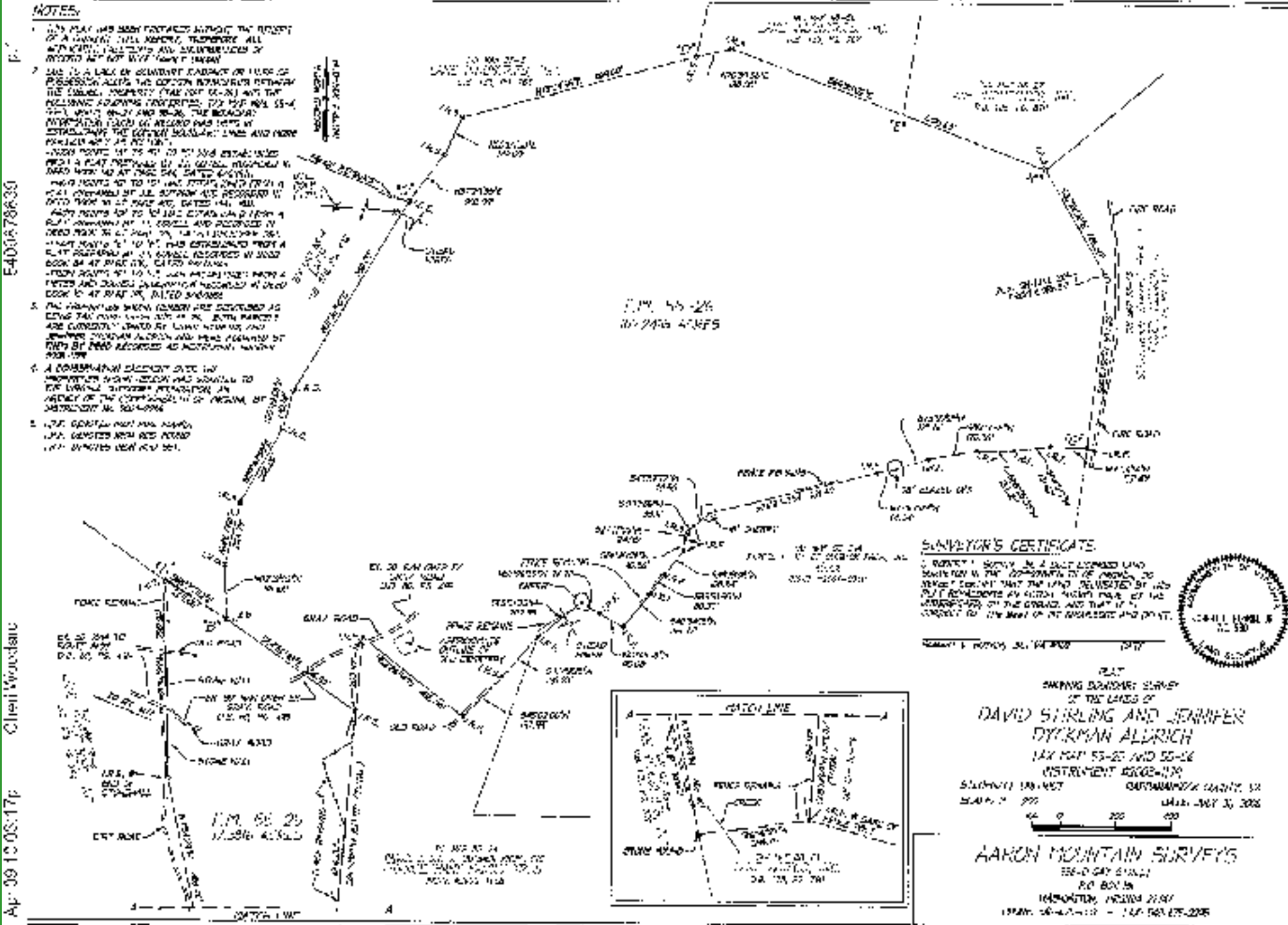
The big meadow has a gentle southern exposure and is one of several excellent house sites. Another choice house site has lovely views down the meadow, across the pond to the upper meadow and to the ridge of Grindstone Mountain on the horizon.

Perhaps the most striking feature of Hidden Hollow Farm is the sense that you are far away – both physically and mentally. The property is protected in perpetuity by a conservation easement. Details and the document are available upon request.

The property is laced with trails for hiking or riding. Climb to the ridge and watch the sunset over expansive views of the Blue Ridge or wind your way through fiddlehead ferns in moist little dells. Hunting for wildflowers and the elusive wild morel is the ideal way to explore the property. Everywhere there are little reminders of the families that farmed this property years ago – bulbs tucked in near a spring, old stonewalls, gnarled fruit trees and unfound treasures.

The two grassy meadows are well watered and total about 15 acres of cleared land, more than adequate for a couple of horses or a few cows. A picturesque old barn is useful for a rustic stable or loafing shed.





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