

148 Hittles Mill Road

Rappahannock County

You will be astonished by the unsurpassed views and huge open sky of this contemporary home near Flint Hill. It deftly weaves natural elements of cedar, native fieldstone, richly grained wood and copper into a picture perfect property. The sophisticated design incorporates the fundamental principles of Sarah Susanka's landmark book, "The Not So Big House" - economy of space, energy efficiency and attention to important details. The result is a home where the interplay of space and light marries the luxurious and comfortable interior with the dramatic natural setting.

The heart of the home is an airy and open Great Room where cooking, dining and living space flow together but are subtly delineated. The kitchen is a cook's delight with ample counter space, handcrafted cabinetry, high-end appliances and excellent efficiency. A simple interior pergola defines the cooking space and provides a palette for plants, vines and decorative accessories. The living and dining areas have an arched wall of windows to the west framing the postcard-like view of the lake, meadows and mountains. Central to the living area, a native fieldstone fireplace solidifies the otherwise airy and open room and provides a warm focus on winter nights.

On either end of the central core of the home are private spaces. To the north is a multi-purpose room, a bedroom, bathroom and private office. The southern wing includes the master suite, another bedroom, bathroom and the laundry and utility room. All the rooms are splashed with natural light and have lovely views of mountains, orchards and meadows.

Attached by a drive-through portico on the rear of the house, a two-car garage has ample extra space for a workshop, studio or hobby space. The clever overhead doors are mostly glass, once again taking advantage of natural light and the beautiful surroundings.

The house is sited near the rear of the 25 acre property but the land in front is where the real treasures lie and the view to the west is one of the finest in the county. The landscaped lawn slopes to a good-sized lake with a sandy beach and dock for swimming, fishing and contemplation. The shoreline is accented with ornamental grasses, shrubs and perennials. Beyond the lake is a rolling meadow of wildflowers and grasses that is reminiscent of the Scottish Highlands. The Blue Ridge Mountains command the horizon with the classic view of gentle mountain peaks rippling to infinity.



This information is believed accurate but not guaranteed.

