

# 12213 Lee Highway

## Rappahannock County



The family farm is reinvented by this idyllic property near Sperryville. It is 25 acres with fine views of Mary's Rock, Old Rag, Oventop Mountain and the wild Hazel Mountain Country. The property is mostly open with six spring fed ponds and several acres of productive apple, peach and cherry trees. There are 6 -7 acres of fertile bottom-land along the Thornton River bottom land that are ideal for row crops or hay production. 10-12 acres of lush fescue and orchard grass await your horses, cattle or other livestock. The pasture is also well suited for a vineyard.

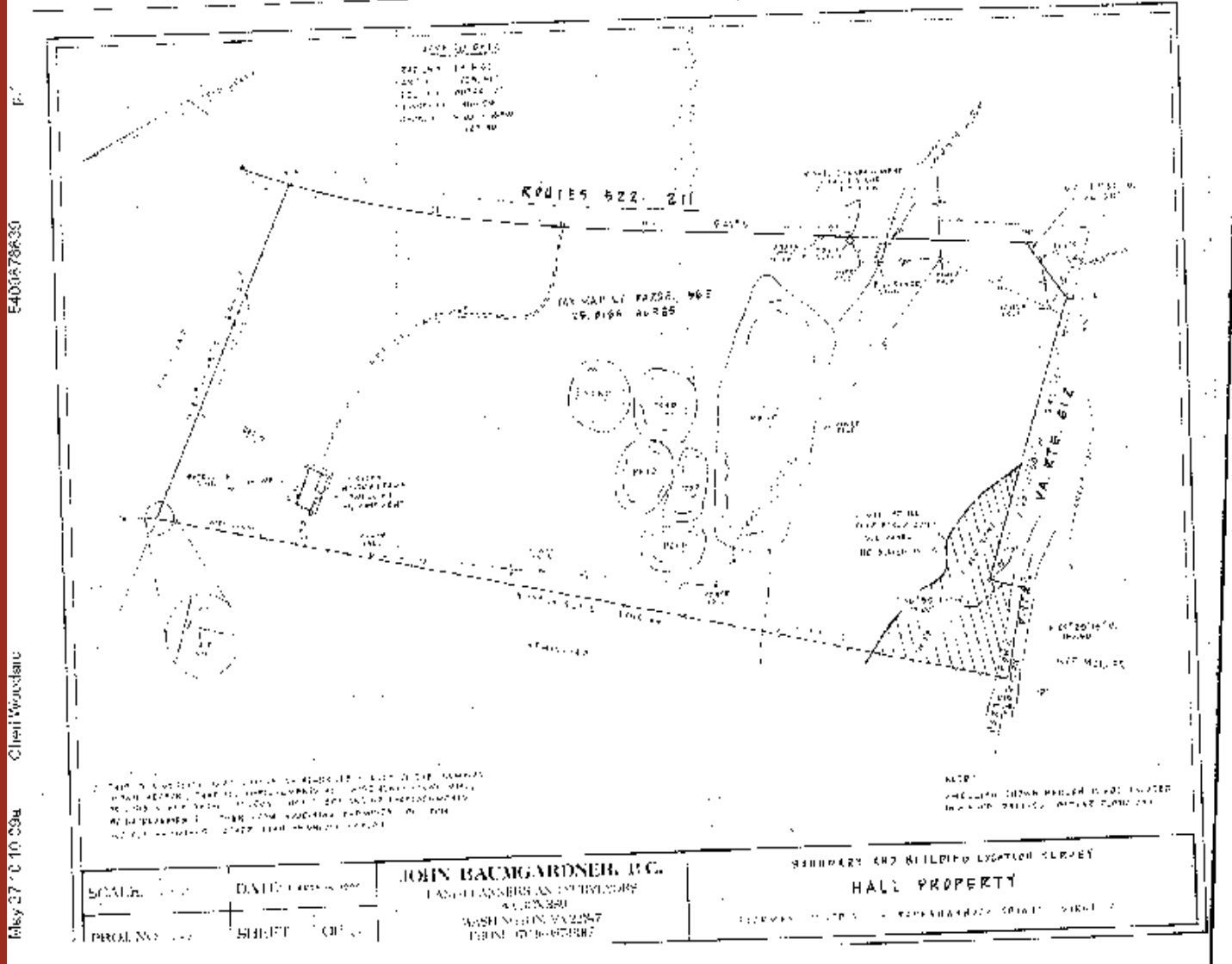
At the end of a dogwood lined driveway, a 4,600 sq. ft. home graces a high knoll to take full advantage of the majestic mountain views. It includes three fireplaces, four bedrooms, three and a half baths and expansive windows to the west. With an open floor plan, hardwood floors, soaring ceilings and large kitchen, the home is ideal for entertaining and large family gatherings. The first floor Master Bedroom includes a full bath and walk-in closet. In the downstairs basement level there is a completely separate apartment with a private entrance. The apartment features a full kitchen and bath, washer and dryer, large living room with brick fireplace, bedroom and guest room/office for guests or a caretaker.



The oversized double car garage includes a double sink and plenty of room for storage of your trailers or mowers. To take advantage of all of the beautiful views that surround this property you can sit on any one of the three decks or two large patios to enjoy the quiet and peaceful countryside. The owner and his family enjoyed many outdoor family events using the large brick Barbeque that is installed on the back patio.



The property includes a seasonal farm stand on Lee Highway (Rt. 211 West), a built-in market for your own fruit, vegetables and farm products. A farm Winery or "pick your own" operation would be allowed on the property and the convenient access .



**\$739,000**

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