



CELESTIAL FARM

Schuyler, Virginia

Owner Reflections

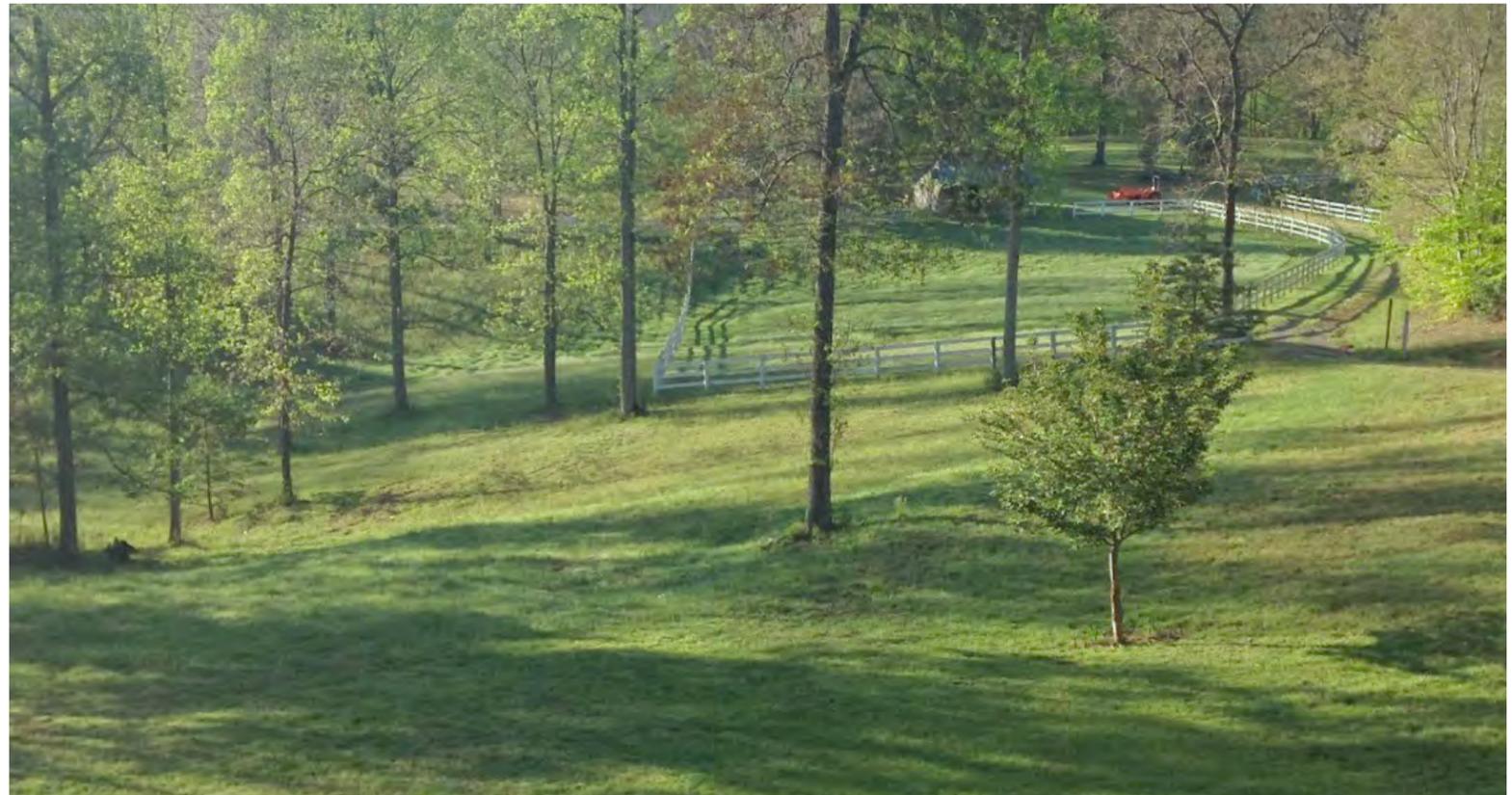
Celestial Farm is what we call 716 Salem Road. Webster defines Celestial as: Positioned in or relating to the sky, or outer space as observed in astronomy; Belonging or relating to heaven; Supremely good.

We felt that Celestial was the perfect name for this property, since the sky is magnificent throughout the year with so many stars, constellations, meteor showers, the International Space Station and satellites, as well as an occasional Space X launch sighting.

Celestial Farm is truly a little slice of heaven - tucked away from the road where the peacefulness and privacy allow you to decompress from the bustle of the city, away from traffic jams and deadlines, where you can relax on the deck watching the sunrises and sunsets as well as distant fireworks on the 4th of July.

The wildlife is abundant at Celestial Farm. Deer, bear, wild turkey, fox, owls, giant woodpeckers, and hawks, falcons, and eagles are regularly seen through the seasons. Celestial Farm is positioned perfectly on almost 40 acres of rolling land, with a 3-acre lake that holds large and small mouth bass and sunfish and provides a haven to wood ducks and great blue Heron.

Walk the property, with the dogs, in the early morning, or early evening and lose yourself in another world. Rolling hills drop off on either side to streams that border the property, providing absolute privacy and peacefulness.





716 SALEM RD
SCHUYLER, VIRGINIA 22969



HOME IS WHERE NATURE RESIDES

This well-designed home on 39.68 acres in the quiet countryside of Schuyler offers an idyllic homestead sited on a knoll overlooking rolling land, a horse barn, and a cottage. Beyond the barn lies a large picturesque pond that invites fishing and reflection. Stars light the night sky for stargazing.





The farm is perfect for a retreat, year-round property, or family compound. The home stands apart with its open design and Virginia wildlife views.

There is a charming detached studio with electricity perfect for an office. The farm also offers an oversized workshop garage.





ENJOY CREATIVE LIVING

Greeted with radiating natural light and vaulted ceilings as you enter the home, the open floorplan with wood floors and large windows will capture your attention.



THE KITCHEN



The kitchen, complete with cherry cabinets, gas range, local soapstone countertops, and farm sink, opens to the dining room lined with large windows and the living room with a fireplace.



AN INVITING
OPEN
FLOORPLAN





FIRST FLOOR
PRIMARY SUITE





SECOND FLOOR
Two Bedrooms and Full Bath



There is a three-stall barn, three-board fencing, and trails around the property. The farm is suitable for a variety of livestock and farming. In addition, a two-bedroom guest house with an attached garage and a charming porch overlooking the property is ready for renovation and awaits your touches.





ADDITIONAL INFORMATION

LOCATION: Celestial Farm is a relaxing forty five minute drive from Charlottesville.
From Charlottesville, take 29S, left on 6E, to Right on Schuyler Rd, to Right on Salem Rd..

INTERNET: Century Link

ELECTRIC COMPANY: Appalachian Power

PROPANE COMPANY: Tiger Fuel
Propane tank: 1000 Gallon Tank, Rented

HEAT PUMPS:
#1 Main floor and basement: installed 2017
#2 Upstairs: installed 2020

ROOF: Replaced 2018

SEPTIC: Inspected and pumped November 2019

GAS RANGE: Installed June 2020

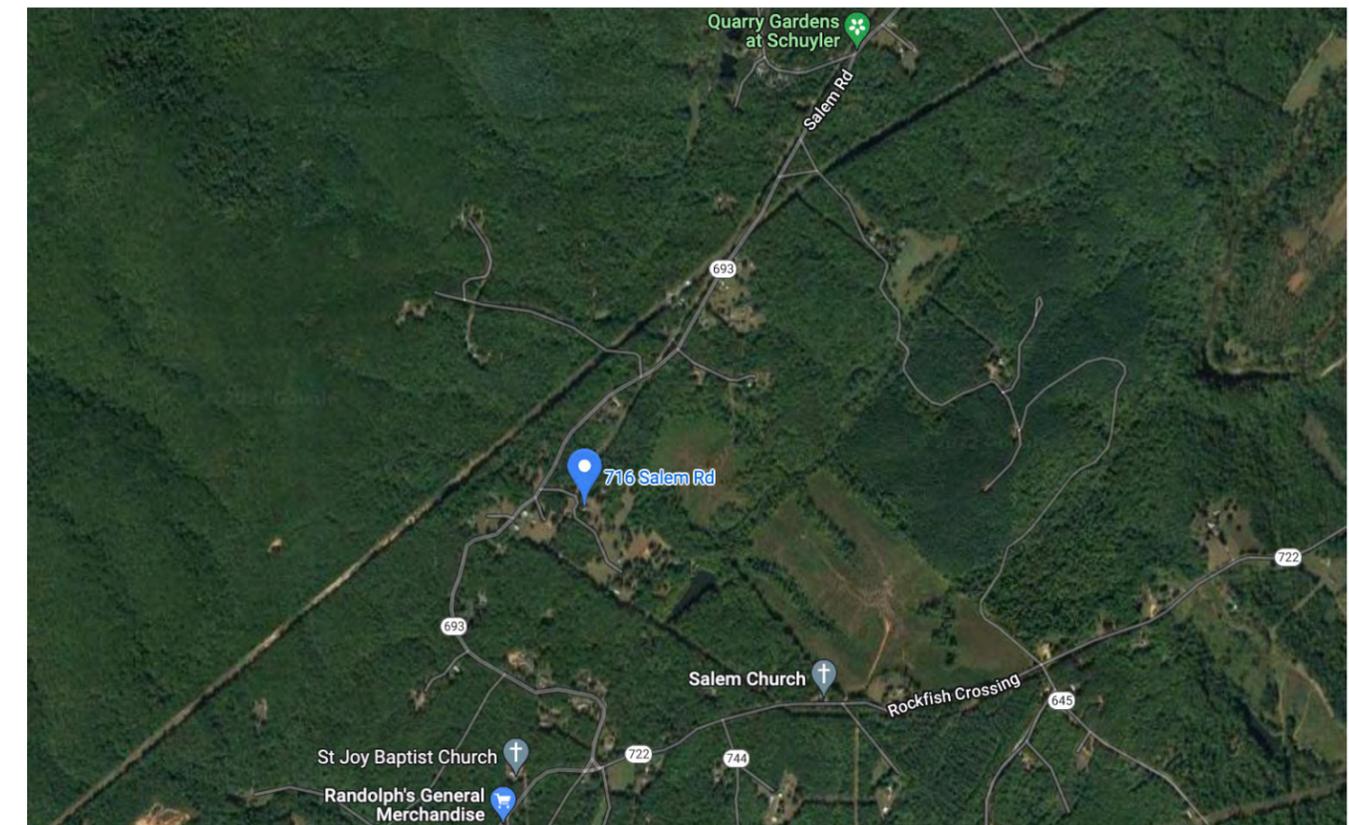
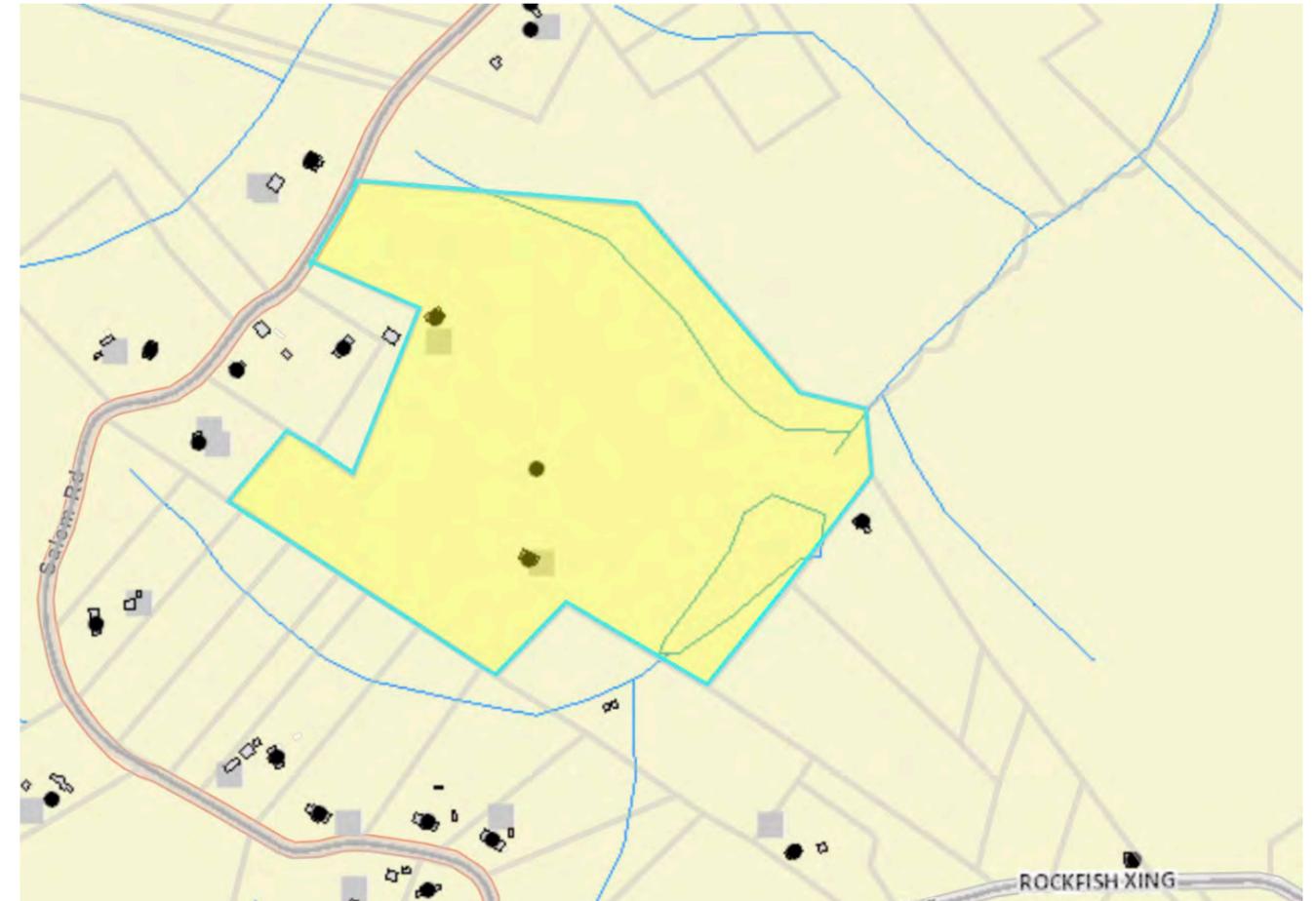
COUNTERTOPS: Soapstone countertops in kitchen and powder room installed April 2020. Kitchen sink also replaced in April 2020

WOOD STOVE & CHIMNEY LINER: Installed September 2020. Chimney cleaned March 2021

WASHER/DRYER: Replaced October 2019

NEW THERMAL WINDOWS ON FIRST AND SECOND FLOOR: Replaced October 2020

SHOP BUILT: October 2015



THIS DIVISION OF LAND IS IN ACCORDANCE WITH THE NELSON COUNTY SUBDIVISION ORDINANCE (SECTION 3-2-30) AND MEETS THE MINIMUM LOT SIZE AND FRONTAGE REQUIREMENTS AS REQUIRED BY THE NELSON COUNTY ZONING ORDINANCE.

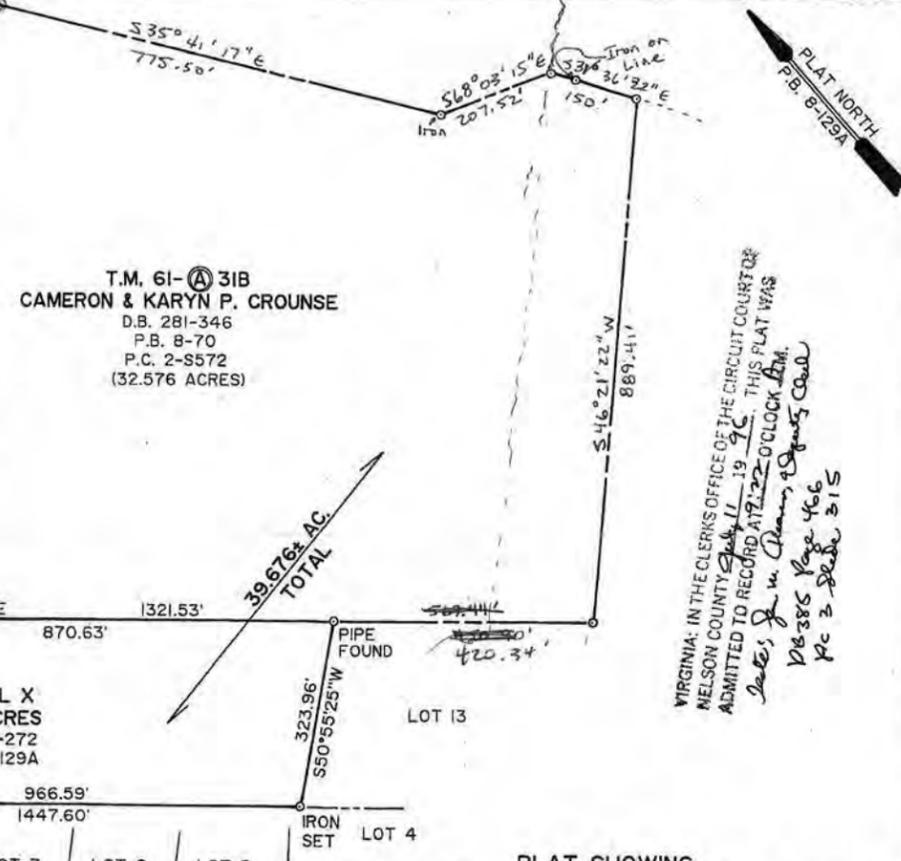
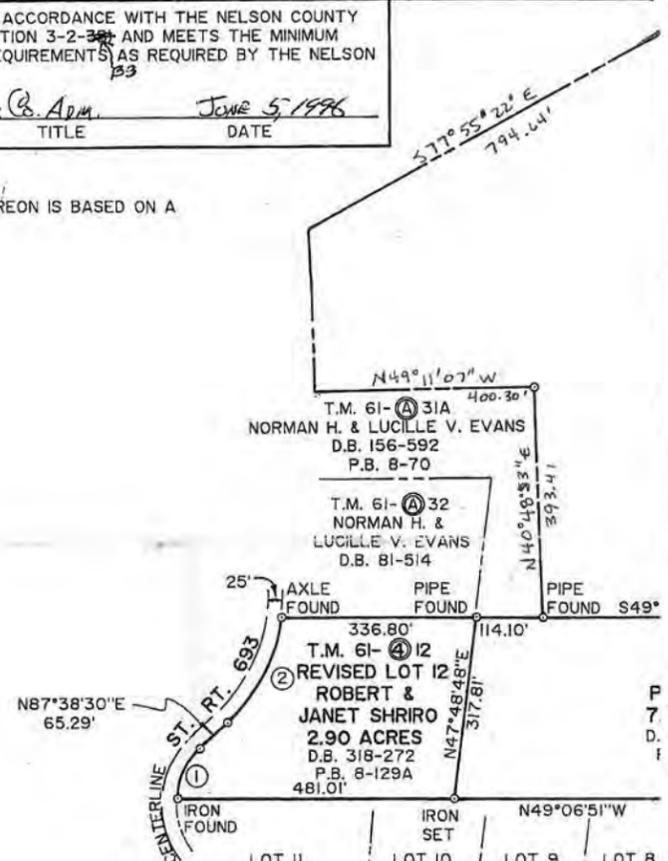
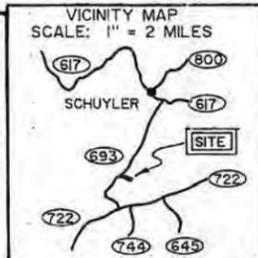
John D. Kelly, Inc. Co. Adm. *June 5, 1996*
 NELSON COUNTY OFFICIAL TITLE DATE

NOTE:

BOUNDARY DATA SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

①
 $\Delta = 42^{\circ}34'33''$
 $R = 134.58'$
 $L = 100.00'$
 $C = 97.72'$
 $CB = N66^{\circ}21'14''E$

②
 $\Delta = 39^{\circ}13'21''$
 $R = 303.56'$
 $L = 207.80'$
 $C = 203.77'$
 $CB = N68^{\circ}01'50''E$



T.M. 61- A 31B
 CAMERON & KARYN P. CROUNSE
 D.B. 281-346
 P.B. 8-70
 P.C. 2-8572
 (32.576 ACRES)

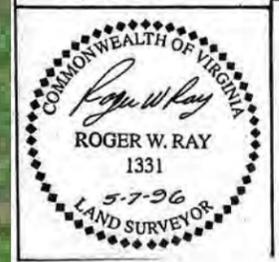
PARCEL X
 2.90 ACRES
 D.B. 318-272
 P.B. 8-129A

LOT 7
 LOT 6
 LOT 5
 LOT 4
 LOT 3
 LOT 2
 LOT 1

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR NELSON COUNTY, VA, ON 05-11-96, THIS PLAT WAS ADMITTED TO RECORD AT 12:22 O'CLOCK PM. *John D. Kelly, Inc. Co. Adm.* *Page 466* *PC 3-8-96 315*

PLAT SHOWING
 REVISED LOT 12, GLADES SUBDIVISION & PARCEL X
 PARCEL X, A PORTION OF LOT 12
 BEING ADDED TO & COMBINED WITH T.M. 61- A 31B
 LOCATED ON STATE ROUTE 693
 SCHUYLER DISTRICT
 NELSON COUNTY, VIRGINIA
 SCALE: 1" = 200' DATE: 05-07-96

FOR
 CAMERON & KARYN P. CROUNSE
 ROGER W. RAY & ASSOC., INC.
 1717-28 ALLIED STREET
 CHARLOTTEVILLE, VIRGINIA





LISTING & SELLING

Farms | Historic | Equestrian

LISTING AGENTS

Bridget Archer 434-981-4149

Pam Dent 434-960-0161

VirginiaCountryLiving.com/celestial-farm


GAYLE HARVEY
REAL ESTATE, INC.

