

EDGEWOOD FARMS c.1758 | EVINGTON, VIRGINIA



*A*N EXQUISITE 184 ACRE EQUESTRIAN ESTATE

The Story

570 WYNDHOLM, EVINGTON, VA 24550

Home to the current owner for the past 25 years, this equestrian homestead sits on 184 acres in Campbell County, Virginia. The land is gently rolling and perfect for extensive equine training or leisure trail riding. The views are beautiful and there are several building sites on the estate.

Edgewood Farms was the first settlement in Campbell County, Virginia. The original home was built by Colonel Jeremiah Early of the Virginia Militia in 1758. Following a fire, the home was rebuilt in 1988 on the foundation of the old house using materials salvaged from the original home. Today, the home gracefully retains the feel and look of the era. Many doors are original, along with mantels and much of the brick was used in the rebuilding process.



THE OVERLAND STAGE COACH PATH USED TO RUN THROUGH THE PROPERTY
LADY ASTOR IS SAID TO HAVE VISITED EDGEWOOD FARMS



As you approach the house, the monumental antebellum oak trees, beautiful gardens, and boxwoods welcome you. You can't help but feel the beauty of the property and appreciate the exquisite details as your eyes scan the homestead and the land.



The Main Residence



The custom millwork is beautifully detailed.



HOME SQUARE FOOTAGE: 5,200

ROOF: Slate Composite, 50 Year Guarantee | **HOUSE SIDING:** Brick and Cedar

BEDROOMS: 4 | **BATHROOMS:** 5 Full / 1 Half

4 FIREPLACES: Master Bedroom, Dining Room, Office, Family Room

HEAT: 1000 gallon propane tank heats main floor, water heater, stove

FIRST FLOOR:

Office - Fireplace, custom walnut cabinetry and floors

Family Room - Fireplace, custom walnut cabinetry and floors

Dining Room - Fireplace, custom walnut cabinetry and floors

Master Bedroom - Fireplace, walnut floors, cedar closets, sitting area

Master Bath - Skylights, jetted tub

Kitchen - Skylights, pantry, wine cooler, breakfast area

Laundry Room

2 Full Baths and 1 Half Bath

Original doors are solid walnut

Plaster walls

SECOND FLOOR

3 Bedrooms

2 Baths

BASEMENT

Apartment with separate entrance, workshop

INTERNET
HughesNet

TV
Direct TV



THE FAMILY ROOM



THE DINING ROOM

The walnut floor and cabinetry throughout the first floor have been timbered from the property and add to the exceptional character of this wonderful home. The mantel in the dining room is from the original home.





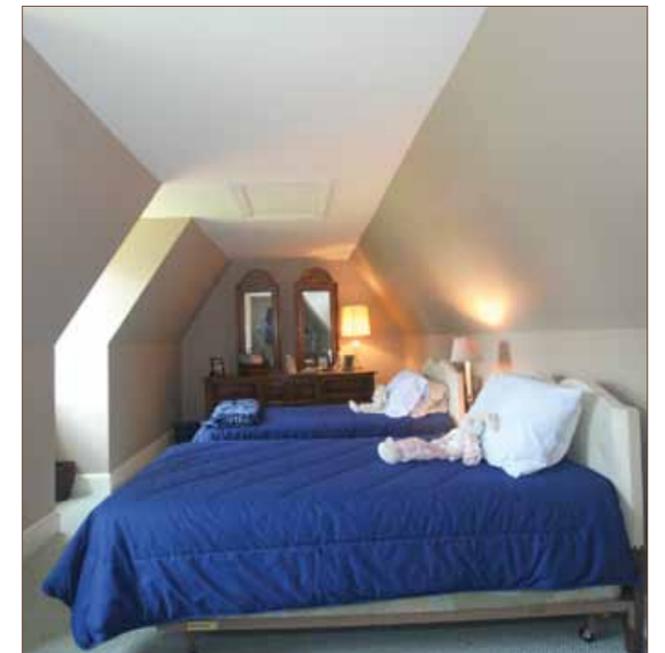
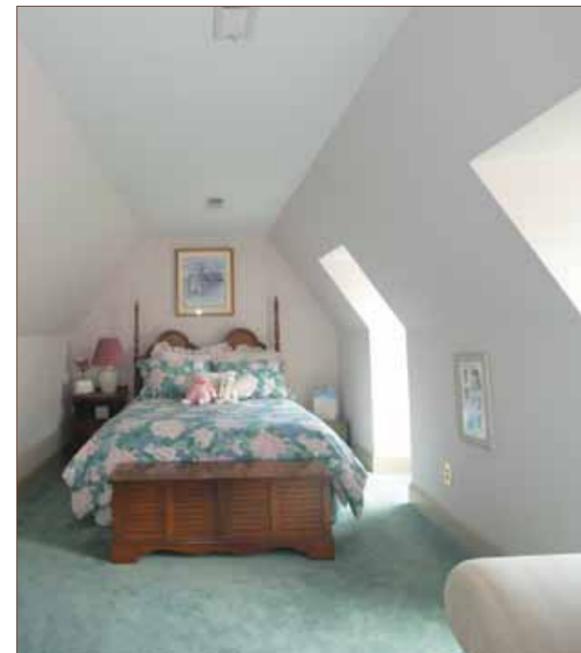
THE MASTER BEDROOM

The home's first floor master suite offers cedar lined closets and a commanding fireplace. The master bathroom is spacious and bright with skylights. The mantel is original c.1758 and adds a feeling of history and warmth.



THREE ADDITIONAL UPSTAIRS BEDROOMS

The upstairs bedrooms have an interesting design. There is a bedroom area and a secondary space that can be used as a sitting room or office.

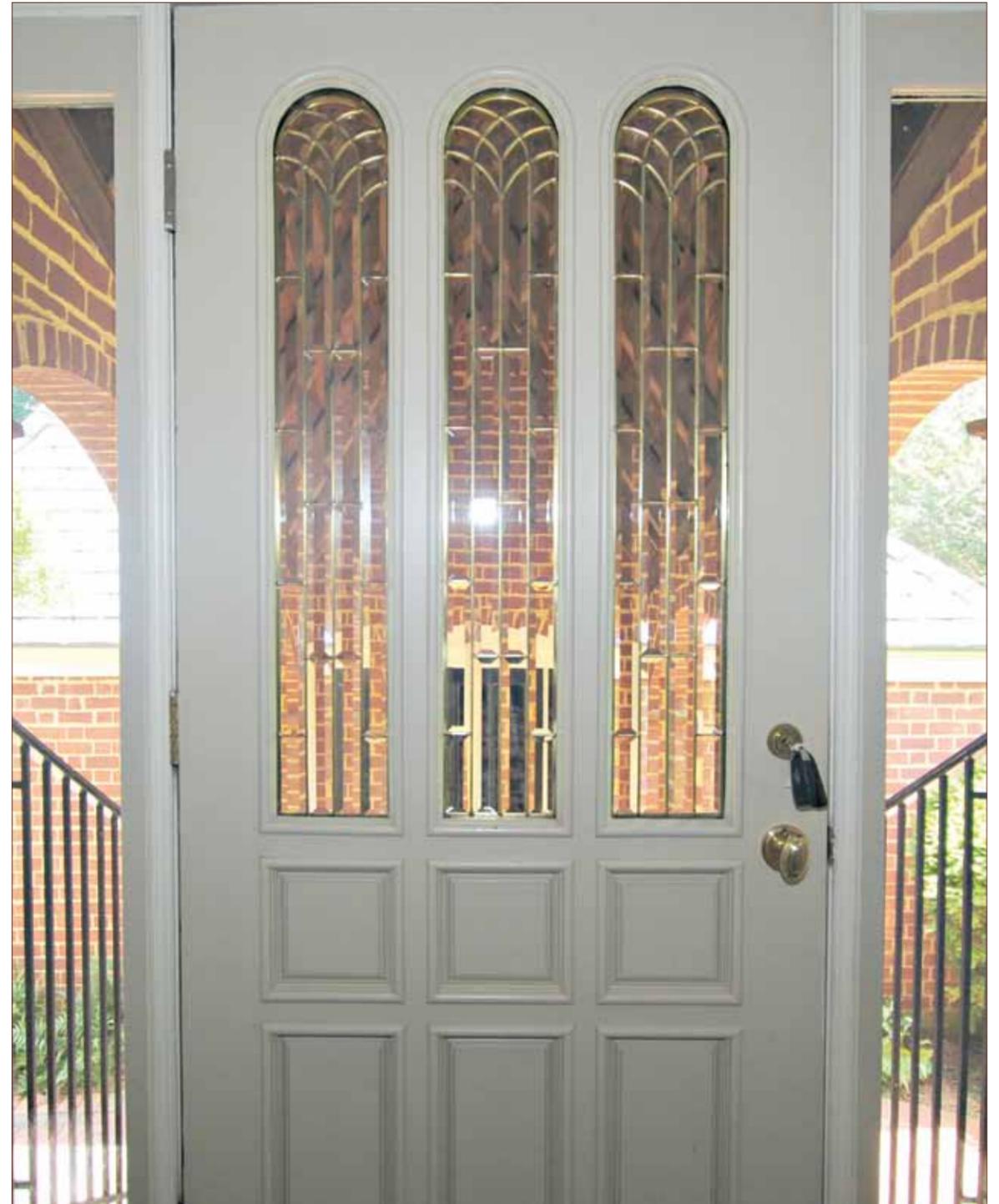




THE KITCHEN



Through The Door To The Farm





THE BREEZEWAY TO THE GARAGE



VIEW OF HOUSE FROM POOL



2 CAR GARAGE



THE OLD SMOKE HOUSE BECAME THE FARM OFFICE

The Cottage By The Pool



A one room schoolhouse was transformed into The Cottage. The current owners moved the one room schoolhouse from Loudoun County, Virginia, and created an inviting home away from home for guests.



The Equestrian Center



THE BARN AND THE APARTMENT



THE APARTMENT AND BARN LOUNGE



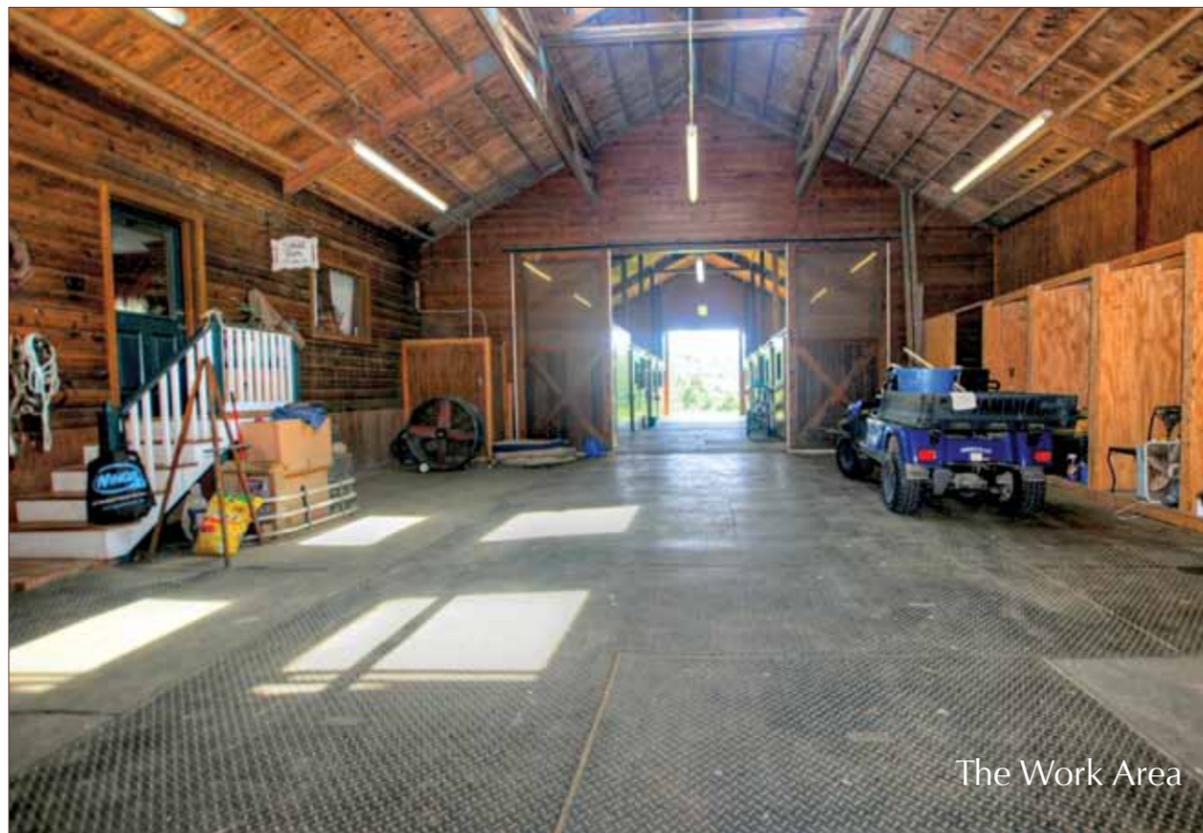


Center Aisle

THE BARN IS IMPECCABLY MAINTAINED.



45 ACRES OF FENCED PASTURE



The Work Area





The Pole Barn

EQUESTRIAN FEATURES

The design of the barn makes it ideal for a show barn or breeding farm. It is also perfect for a traveling horse boarding stable. Adjoining the barn is a lodge/office with 2 fireplaces and an apartment.

- 13 Stalls
- Center Aisle with mats
- Wash Stall
- Feed Room
- Tack Room
- Work Area
- Lounge / Office
- Apartment
- Riding Arena with stadium lighting
- Round Pen
- Pole Barn
- 22 Gauge Steel Roof
- 45 Acres of fenced pastures
- 1/2 Mile of fencing



THE WORK SHOP



THE HAY BARN AND STORAGE



THE POND AND FIELDS BY THE RIVER

The Land

40 +/- Acres at front of property have been subdivided into 6 lots, with the possibility of adding an additional 5 lots, should a future owner want to sell land or develop

45 +/- Acres fenced pastures planted in clover, orchard grass and fescue

30 +/- Acres of bottom land with 19 inches of topsoil for harvesting

40 +/- Acres of loblolly pines

Rest of acreage in hayfields

2 ponds, 1 with spring pump to pond and one is stocked with bass

3 Wells. 2 drilled, and original 60 ft rock wall, hand dug well, no longer in use
1 well used for upper pasture
1 well used for house and pool

Local farmer leases pasture for cattle and makes hay

Additional building site with views of Peaks of Otter

River good for fishing and canoeing

Hay and Equipment Storage

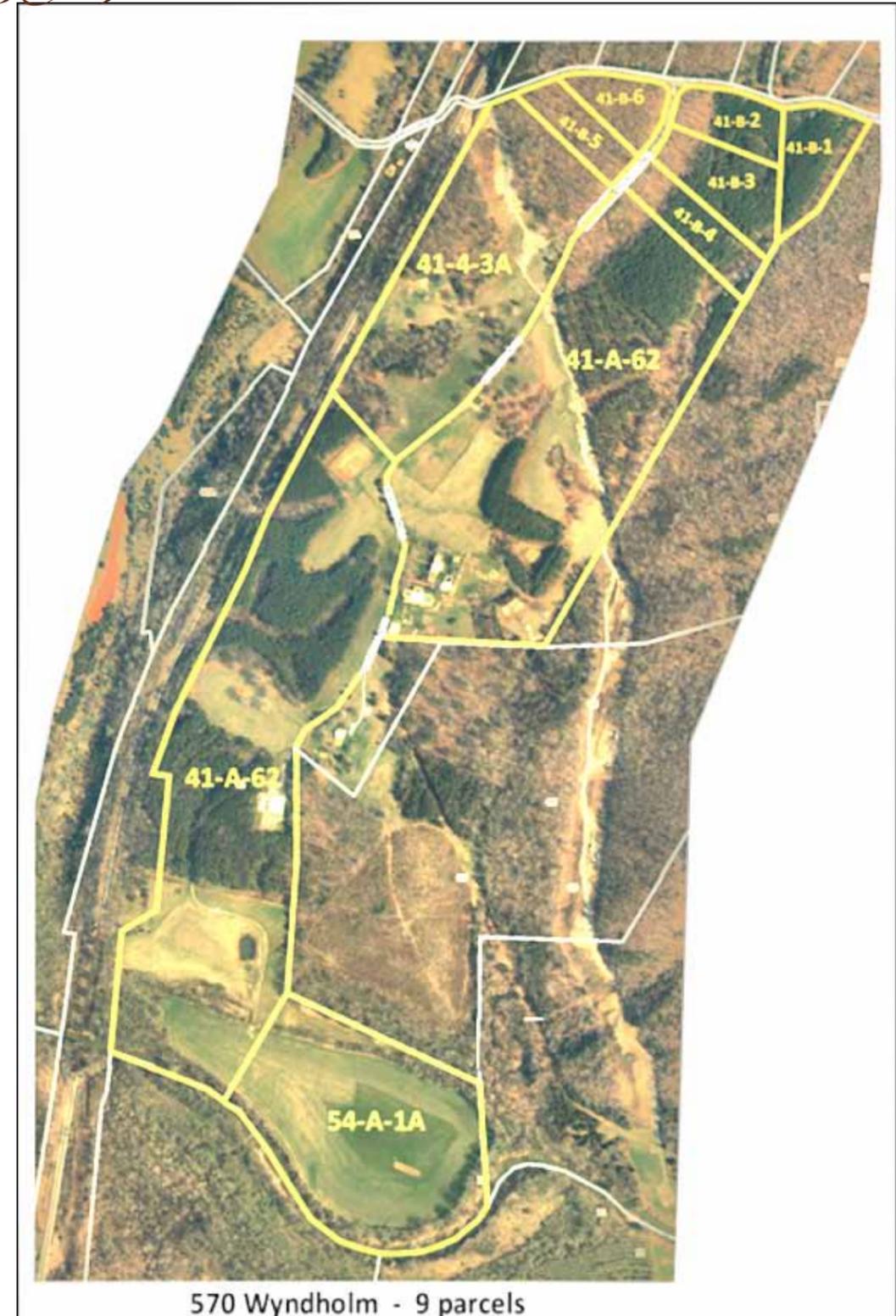
Hay Barn with 80 x 80 drive through - Holds 5,000 bales of hay

Equipment storage area

1,300 sq. ft. workshop / equipment garage

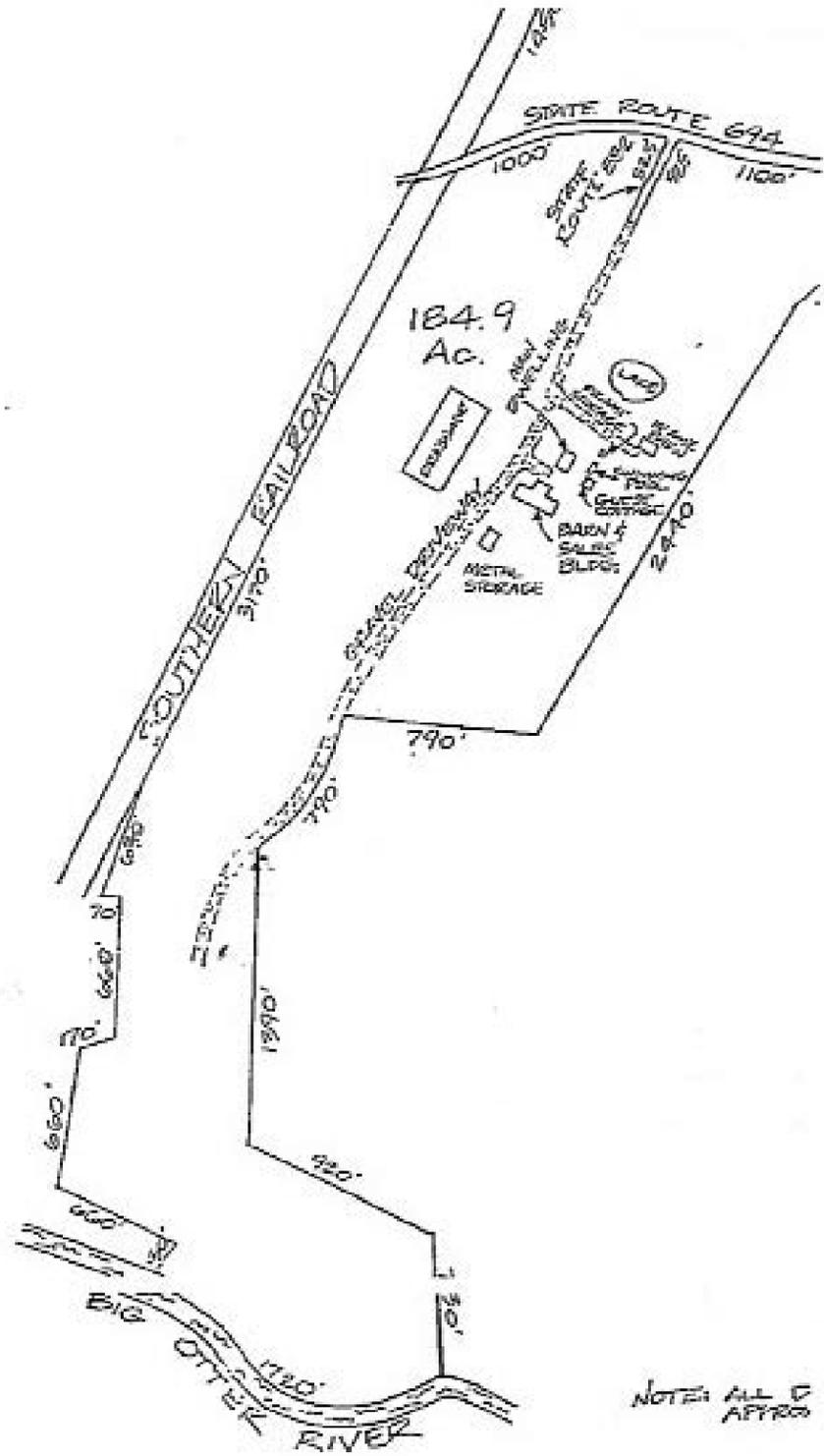
Diesel fuel pump

Topography Aerial



570 Wyndholm - 9 parcels

PLAT



Bordered by the Big Otter River on the South and Rt. 24 on the North.



6 SECLUDED BUILDING LOTS

- State Maintained Road
- Surveyed with deed restrictions
- Preliminary soil work completed and perked
- County has indicated that they would allow 5 more lots

The information contained in this brochure has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



Offered For Sale: \$2,650,000

For More Information:

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