

Trappe Hill Farm

UPPERVILLE, VA



Trappe Hill Farm sits on the eastern slope of the Blue Ridge Mountains, looking out over the Trappe, an unincorporated community that dates to the 1700s and rests at a sharp turn in the road, approximately 4 miles from the village of Upperville.

From its high elevation, this farm commands some of the most magnificent views in Loudoun County and the adjacent Piedmont, views that stretch all the way to the Cobbler Mountains, nearly 20 miles away.

A long circular driveway starts at a set of stone posts and curves past the stables before ascending between rows of cherry trees to an elegant French Country-style manor house. The charm of the house, with its walled entry courtyard, soft yellow stucco walls, and slate roof, is immediately apparent. Double doors lead into a wide front hall that connects the two wings of the house. Across the hall, a second set of doors opens onto a terraced, south-facing garden.

To the right of the entrance is a handsome paneled library (21'x17'6") that spans the full depth of the house and features wide oak flooring, built-in cherry cabinetry, coffered ceiling, large wood-burning fire place and wet bar. Beyond the library is the private master wing. A spacious hallway lined with wonderful closets connects the bedroom (17' x 17'), 2 full baths that could be combined into a single large one and a cozy sitting room/den (14'6" x 14'6"), with reclaimed heart pine flooring, exposed beams, wainscoting, and its own wood-burning fireplace. The rooms are generous, with light pouring through tall arched windows that afford spectacular views from sunrise to sunset.

Following the front hall to the left, step down to an elegant dining room, with marble floor, wood-burning fireplace, and some of the best views in the house. At the end of the hallway is a gracious living/

family room, with a 4th wood-burning fireplace and French doors that open onto a splendid flag-stone terrace.

A butler's pantry separates the living room from the large, original eat-in kitchen. This wing of the house is completed by a powder room, laundry, and garage that has been converted to a work room and greenhouse. Back stairs lead to a bedroom and private bath, while the front staircase leads to 2 additional bedrooms, each with its own bath, an office that could be a 5th bedroom, and excellent storage space. The roof is approximately two years old, and the house has recently been painted, inside and out. This well-built home, with its spectacular setting, stunning details, and flexible spaces, awaits your vision to reach its 21st century potential.

The back drive loops past an orchard and a series of horse pastures to a 3-bedroom tenant house before exiting onto Trappe Road. The stable sits halfway up the hill between a picturesque pond and a formal mounting courtyard. It has 13 stalls, an office, wash stall, feed and tack rooms and a one-bedroom apartment. Behind the stable is a 4-bay machine shed and closed, heated shop. A farm road continues around the pond past two of the Trappe's historic structures—the old post office, now a 2-bedroom tenant house, and the school house, now a 1-bedroom tenant house—before becoming an old mountain road that leads to the top of the Blue Ridge. The property stretches to the hayfield across Ridgeside Road to the east and to Foresthill Lane to the north.

Trappe Hill Farm's 536 acres are protected by a conservation easement with the Virginia Outdoors Foundation; however, division rights offer potential for additional tax credits. The land has recently been used for horses, hay, and cattle, but the gentle south-facing slope would also be ideal for grapes.

Trappe Road, home to some of the most impressive large-acreage estates in Virginia, is 30 miles from Dulles International Airport and 50 miles west of Washington, D.C. Fortunately, much of the nearby land has been protected by easements designed to preserve the serenity of this historic and sought-after corner of Loudoun County.

536 Acres Price: \$6,500,000

For more information please contact: JOHN COLES (540) 270-0094

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