

KILBY FARM LANE



CHERIWOODARDREALTY

37C Main Street • Sperryville, VA 22740
540.987.8500 • www.cheriwoodard.com

96 Kilby Farm Lane, Sperryville
\$629,000



View from the pond looking back at the house



Dining Room



View from the deck

96 Kilby Farm Lane is the perfect country retreat, homestead or hunt box. Located on the outskirts of Sperryville, this 3 bedroom, 4 bath home has excellent mountain and pastoral views. The private 12.6 acre property is an ideal mix of open fields and woods and it includes a large pond that provides visual interest and a rich environment for wildlife.

The home was thoughtfully designed to take advantage of the ideal southern exposure and to maximize the views. A large foyer greets you as you enter the home. To the left is the dining room that seamlessly flows to the open kitchen. With a cathedral ceiling and a double bank of windows, the kitchen is bright and cheery in all seasons. The dining room opens to a large deck that maximizes the marvelous mountain views. This is the perfect place to watch sunsets or enjoy visiting with friends.

The property has an interesting topography and the large pond provides opportunities for fishing, paddling and watching wildlife. The mix of fields, meadows and forest is fun to explore and makes the property seem much larger than 12.6 acres. There is ample room for gardening and even a small hay or livestock operation.

Kilby Farm Lane is less than two miles from the village of Sperryville, a charming small town (population 350) with a surprising list of features. Restaurants include the Thornton River Grille, Rudy's Pizza, Creekside Bakery, and Before and After Coffee Shop.

At A Glance

Address:	96 Kilby Farm Lane
Acres:	12.6
Price:	\$629,000
Year Built:	2002 Renovated 2007
Bedrooms:	3
Baths:	4
Fireplace:	1
MLS:	RP9607131



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