

SUNSET VIEW FARM



CHERIWOODARDREALTY

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

59 Harry Settle Road, Castleton
\$569,000



The sunsets are glorious at Sunset View Farm

Sunset View Farm is the perfect combination of open view and privacy, rolling pasture and woods, natural area and usable farmland. The 4 bedroom home features a first-floor master suite, gourmet kitchen, and a charming front porch. Thoughtfully sited on its 25.5 acres, the home backs to a wooded area while affording a wide open view of the pasture, forest and mountains beyond. With fencing and barn in place, it is ready for you and your horses to move in.

The farm features a charming six-stall center-aisle barn complete with a trotting horse weather vane perched on its cupola. There is a tack room with a sink, counter space, a refrigerator and plenty of wall space and cabinets for storage. Amenities also include a wash stall with hot and cold water and a hay loft with a door at either end. Just downhill of the barn is a round pen and the pasture has a roomy run-in shed.

The 25.5 acre property is mostly open, rolling pasture with an additional pasture on the other side of Harry Settle Lane. The main pasture has two springs that come together and form a little creek; it may be possible to construct a pond in this location. Behind the home is a small patch of woods that creates a nice buffer between it and the private lane behind.



Six-Stall Barn



Kitchen

At A Glance

Address:	59 Harry Settle Road
Acres:	25.5
Price:	\$569,000
Year Built:	1990
Bedrooms:	4
Baths:	3 Full, 1 Half
MLS:	RP9919508



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