

ROLLING CREEK



CHERIWOODARDREALTY

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

416 Rolling Road, Sperryville
\$399,500



Screened Porch and Deck



Private Pool in the Woods



Living Room and Fireplace

A serene hideaway in the woods, Rolling Creek offers a combination of solitude, comfort, and convenience. The 21.6 acre +/- property shares two boundaries with Shenandoah National Park and is just down the road from two park trail heads. The unique house has all the charm of a mountain getaway together with modern conveniences, making it equally suitable as a weekend getaway or a full-time home.

The foyer opens to an inviting living space. The living area's ceiling soars two stories, open to the second floor, and the room features an impressive field stone fireplace. To the right is the dining area with its beamed ceiling and rustic real-candle chandelier. Continuing to the right is the kitchen, which looks out onto the gardens and has plenty of counter space and a bar. The gorgeous cabinetry and floors were made for the original owner using walnut harvested on the property. The open staircase, with its craftsman-detail railing and art shelf, leads to an open catwalk and is a showpiece in itself. At the top of the stairs the upper level features two bedrooms, each with its own bath a third bedroom and half bath are on the main level.

The property is mostly wooded but has ample lawn for gardening and frolicking while still being low maintenance. Near the house is a perennial garden with a brick walk, stone wall and a spot for a small fountain. There is also a fire pit and even a tire swing hanging from one of the large, mature trees. Follow a short trail just off the driveway and you will find a quiet pool in the creek, just perfect for a dip on a hot summer day.

At A Glance

Address:	416 Rolling Road
Acres:	21.6
Price:	\$399,500
Year Built:	2000
Bedrooms:	3
Baths:	2 Full, 1 Half
Fireplace:	Yes
MLS:	RP9767937



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