



FABULOUS EVENT SPACE, RESTAURANT AND INN

675 Zachary Taylor Highway, Flint Hill

\$1,695,000



CHERIWOODARDREALTY

37C Main Street • Sperryville, VA 22740

540.987.8500 • www.cheriwoodard.com

THE RESTAURANT



The Restaurant Can Easily Seat 100 Patrons



The Bar is a Local Favorite



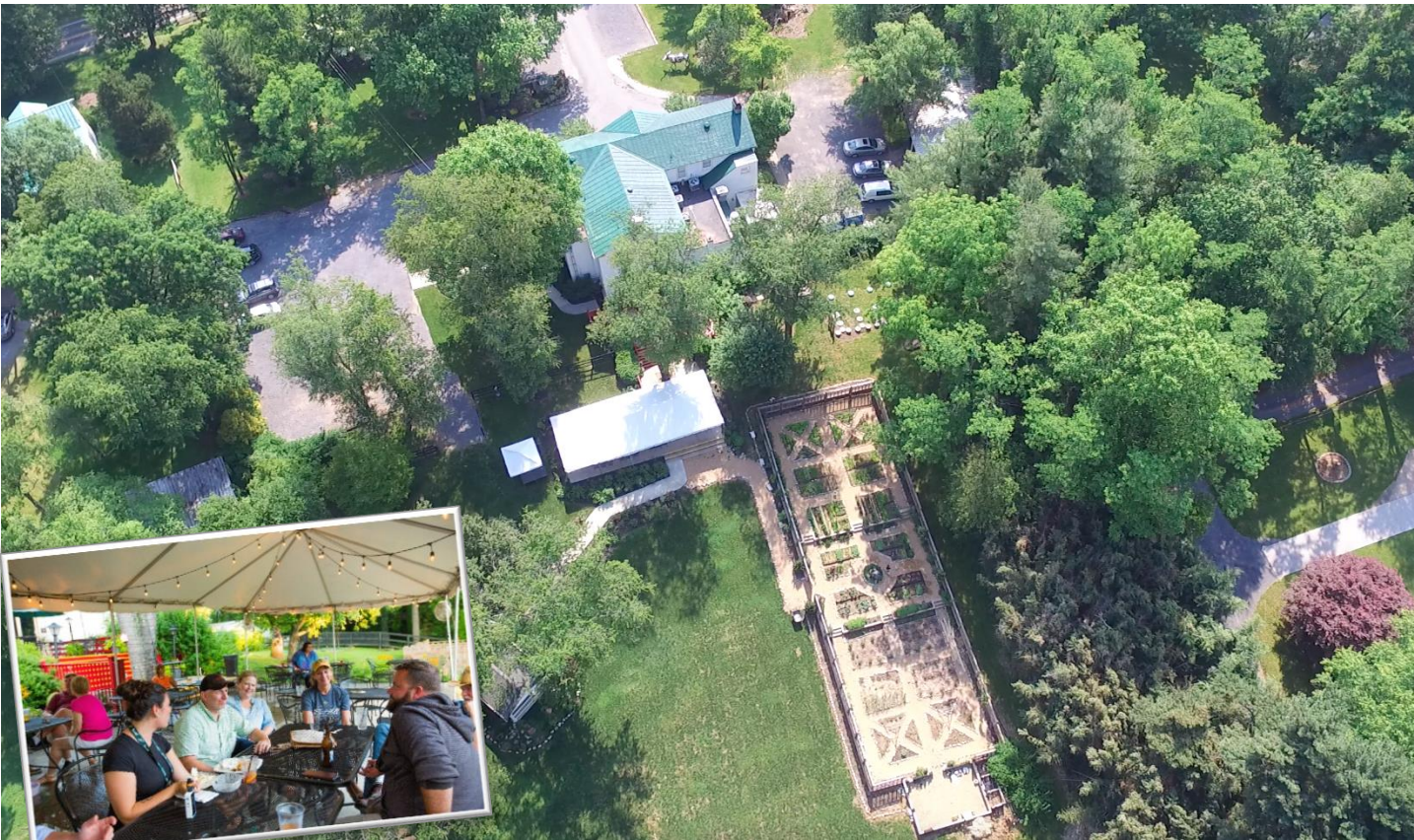
Fine Dining

If you want a 5 star dining experience, this is your place. A nice mix of old and new with local art displayed throughout. Great local brews, wines, and cuisine. You won't find a more professional, friendly, and helpful staff anywhere. The food was top notch and we fed a group of 40 in celebration of our 25th wedding anniversary. The accommodations at the inn were beautiful, clean, and comfortable. They pay attention to every detail in everything - food, ambiance, and the accommodations!~ Yelp Review

OUTDOOR EVENTS



The Inn Has Hosted Events With As Many As 750 People. The Backyard BBQ, Brew & Band is a must attend affair.



With 4.6 acres of land, there are plenty of opportunities to spread out and have a large gathering. The back lawn is completely enclosed which eliminates the need for additional ABC permitting.

The tiered gardens are designed to always provide something fresh for the kitchen. Plus, guests love wandering through them.

THE INN



The Guest Bedrooms are Quite Luxurious



The Guest Rooms have a Clean Modern Flair



Guest Breakfast is Served in the Dining Room

We stayed three nights upstairs and were very pleased. Room was clean and modern with fresh decor. The central location of the Inn was a perfect jumping off point for visiting the great wineries that dot the landscape. We will be back" ~ Yelp Review

Commanding a strategic site overlooking the picturesque village of Flint Hill, this beautifully renovated old Schoolhouse has been transformed into a splendid inn and restaurant. With a fine dining restaurant, cheerful pub, four generous guest suites and almost five acres of beautifully landscaped grounds, this facility has everything an entrepreneur needs to create a fabulous dining, lodging and event destination.

The property has a rich history. The building was built in 1910 and for about 50 years it served the community as a local schoolhouse. When the county schools were consolidated, it was converted into a private residence for a prominent local family. In 1986 the old schoolhouse was renovated and transformed into a restaurant. For the next 22 years it was a popular local gathering place.

In 2011 two local businessmen with a dream of creating a fine country restaurant and inn purchased the property. They hired Ernesto Santalla, a notable Washington DC architect to redesign the restaurant and second floor rooms. The entire structure was updated with modern amenities while preserving its historic charm.

The renovation enhanced energy efficiency and sustainability. Low voltage lighting, water efficient fixtures, low-VOC paint, premium insulation for thermal and acoustic benefits and enhancing the building's passive heating and cooling features are some of the improvements. Now it is an inviting restaurant with 4 luxurious suites in an environmentally sound building.

Rappahannock County B&B Room Rates

Inn	Location	Room Rate	Rooms
Fabulous Inn & Restaurant	Flint Hill	\$150-\$250	4
Gay Street Inn	Washington	\$199-\$269	5
Belle Meade	Sperryville	\$160-\$220	5
Conyers House	Sperryville	\$165-\$300	5
Fairlea Farm	Washington	\$155-\$205	4
Foster Harris House	Washington	\$269-\$369	5
Glen Gordon Manor	Huntly	\$275-\$495	7
Hopkins Ordinary	Sperryville	\$169-\$339	5
Inn at Little Washington	Washington	\$505-\$3800	24
Inn at Mount Vernon	Sperryville	\$209-\$349	6
Middleton Inn	Washington	\$295-\$595	5
White Moose Inn	Washington	\$325-\$575	6
Belle Meade	Sperryville	\$160-\$220	5

At A Glance:

- Price: \$1,695,000
- Guest Bedrooms: 4
- Guest Bathrooms: 4
- Acres: 4.64
- Year Built: 1927
- Year Last Renovated: 2012