



CHERI WOODARD REALTY

37C Main Street • P.O. Box 550 • Sperryville, VA 22740

Office: 540-987-8500

www.cheriwoodard.com

The Farm on Tennants Church Road

785 Tennants Church Rd

Reva, VA 22735

TM# 31-57, 53.9 +/- Acres

Main House

Construction Completed in 2016

3,545+ Square Feet, Four Bedroom, Three and a Half Baths

Log Cabin Guest Cottage

Construction Completed in 2021

1,066+ Square Feet, One Bedroom, One Bathroom

General Features

Exterior Features

- 53+ acres of rolling hills, forest and fields
- Conveniently located just North of the Town of Madison approximately halfway between Culpeper and Charlottesville via Route 29; easy access to points East and West via Route 231.
- Minutes from the picturesque Hebron Valley with its amazing 360-degree views and epic roads for cycling.
- One-acre +/- spring fed pond stocked with Blue Gill and Bass. Ipe floating dock.
- Very good AT&T and Verizon cell phone coverage.
- Fenced rear lawn.
- Stone wall entry with mature plantings.
- Decorative stone wall separating house from Sedge field.
- Second private road entrance to log cabin, pond and separate outbuildings.
- Loehr full-house lightning protection installed during construction.
- Artisan Hardi-Plank siding
- Standing seam metal roofs on house and pole barn

Interior Features

- Approximately 3500 sq. ft. above-ground living space plus basement with approximately eight-foot ceilings.
- Four-bedroom Septic System
- Architect-designed farmhouse style with wraparound front porch and screened-in porch off family room.
- Custom cabinetry throughout.
- Ceiling fans on all porches.
- Hot/Cold frost proof faucets for dog washing at front and rear of house.
- Antique doors at primary entry and second entry on wraparound porch.
- Re-claimed wood floors on first floor; oak floors on stairs and second floor.
- 22 KW Generac generator

- Attached three car garage
- Eight closed-circuit TV remote accessible cameras on house and pole barn.
- Geothermal heating/air conditioning
- Owned 1,000-gallon propane tank plus 500-gallon linked propane tank
- Double-paned Marvin Ultimate 2 over 2 windows with screens

Main Level

Foyer

- Two-story entry with reclaimed wood floor, coat closet and powder room
- Nineteen century antique entry door with a mahogany screen door

Living Room

- Reclaimed wood floor
- Marvin French doors

Dining Room

- Reclaimed wood floor and small butler's pantry with custom cabinetry and quartz countertops

Kitchen/ Family Room

- Open concept kitchen/breakfast/family room with reclaimed wood floors.
- High-end appliances with La Cornue stove
- Reclaimed wood floors
- Soapstone countertops
- Expansive casement windows above farmhouse sink
- Custom Cabinetry
- Stone fireplace and ceiling fan in family room

Mud Room/ Laundry

- Ample closet space and space for a bench
- Ceramic tile floor, sink, soapstone countertops and ample custom cabinetry

Main Level Primary Suite

- Complete privacy from the rest of the home.
- Includes a walk-in closet with built-in dresser; bath with ceramic tile floor, walk-in shower, and Victoria & Albert soaking tub; bedroom with reclaimed wood floor, ceiling fan, and space for King-sized bed

Upper Level

- Three large Bedrooms
- Two Full Bathrooms with ceramic floor tiles, quartz countertops and custom cabinetry

Exterior Features

Pole Barn/Equipment Barn Construction completed in 2017

- Two-car+ storage and built-in workbench/cabinets on first floor
- Automatic garage door opener
- Screened-in porch with two ceiling fans
- Extension shed with dual entrance to accommodate large tractor
- Hardie Plank Siding
- Antique window on first floor; four windows with screens on second floor
- Built-in custom cabinets/counterspace on first floor
- Standing seam metal roof
- Second floor storage area accessed by permanent stairway
- Accessed via primary driveway, convenient to main house

Log Cabin Guest Cottage. Construction completed in 2021

- 1,066 sq. ft. + wraparound porch
- Constructed by pre-eminent historic preservation team
- Completed using 1830s white oak logs from "100%" Pennsylvania cabin reclaimed and moved to Virginia
- Exceptional stone chimney, fireplace, and porch pilings
- Reclaimed wood floor and ceilings
- First floor large family room, kitchen, bath, and laundry closet
- Kitchen with antique sink, SubZero refrigerator/freezer drawers with ice maker, and electric stove
- Bath with clawfoot tub/shower
- Laundry closet with LG Tower washer/dryer and wall storage unit
- Second floor loft bedroom with ceiling fan
- Two bedroom (300 GDP) septic system separate from that of main house
- Steel gutters/downspouts
- Trane XR17 Heat Pump with a variable speed gas furnace
- 500-gallon designated propane tank for heating/air conditioning
- Whole-house dehumidifier
- Tankless Rinnai RU160ip hot water heater
- Fire-rated CEDUR roof + standing seam metal on porch
- Historically accurate Marvin windows + storm windows/screens
- 16 KW Generac generator
- Loehr full house lightning protection
- Cowboy Cauldron with stone base for chairs
- Can also be accessed by second entrance on Tennants Church Road
- Crawl space insulation

Other Buildings (also can be accessed by second entrance on Tennants Church Road)

- Stabilized antique equipment shed
- Stabilized antique barn
- Stabilized "chicken coop"