

# Welcome to “Hollow Bound”

316 Swindler Hollow Rd • Sperryville

\$699,000

Robert  Chapman  
REAL ESTATE SERVICES

Hollow Bound is nestled in the heart of the Blue Ridge Mountains, this one-of-a-kind 4-bedroom, 2-bathroom home sits on a picturesque 7-acre property that was once a beloved campground. Originally serving as the camp headquarters, this 2,100 sq. ft. residence is steeped in history and surrounded by breathtaking natural beauty.

Step onto the wraparound porch and take in the peaceful views of the headwaters of the Piney River, serene pond, and towering hardwoods. The land features stunning stacked stone walls and a rustic red barn with a stacked stone foundation, adding to the property's timeless charm. A rear storage shed offers extra space for tools and equipment.

Inside, the home boasts beautiful solid heart pine floors upstairs, enhancing its warm and inviting atmosphere. Spacious living areas provide the perfect space to relax after a day of exploring nearby hiking trails or enjoying the tranquil setting. Whether you're looking for a private mountain retreat, a homestead, or a unique piece of Virginia history, this property is a rare gem that blends past and present in a truly special way.



VARP2002238

Beds	Baths	Acres	Sq Ft
 4	 2	 7	 2,110

## Property Facts at a Glance....

- Recent Upgrades include: new 1st floor bedroom, new mini-splits, upgraded electric panels, new hot water heater, lux vinyl flooring, new attic insulation
- Former beloved camp ground
- Zoned Agricultural
- Property line extends to middle of river!

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