

# Fox Hill

439 Rudasill Mill Road

## Features List (Page 1)

### Property

- Acreage +/- 75.14
- Tax map parcels 39-15 and 39-10B
- Views of Blue Ridge and nearby Piedmont mountains in multiple directions
- Current access from Rudasill Mill Road on Tally Ho Lane; ROW from Barrett Lane also
- Mostly open, rolling, fenced pasture; approximately 1/3 forested
- Board fence in horse pastures
- Woven wire fence in cattle pastures
- Most pastures have automatic waterers
- Multiple frost-free hydrants
- Large 3-bay run-in shed for horses
- Cattle loading/handling infrastructure
- Machine shed/workshop with electricity and wood stove
- Septic already in place for additional 3-bedroom home
- Access to miles of trails (with owners' permission)
- In the heart of Thornton Hill Hounds hunt territory
- Close to several other hunts, show grounds and training centers

### Stables (Bank Barn Lower Floor)

- Poured concrete foundation built in 2018
- 8 stalls with upgraded interior sliding doors, 3 with exterior Dutch doors
- Wash stall with hot and cold water and heat lamps
- Climate-controlled tack room with full bath, kitchenette, and interior and exterior access doors
- Secure feed room
- Extra flex space for hay storage, kennel, etc.; could add stairs to upper level if desired
- Extra-wide center aisle
- Rubber mats throughout



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## Features List (Page 2)

### Apartment (Bank Barn Upper Floor)

- Sunny, south-facing end of barn
- Open floorplan with high ceilings and many large windows
- South-facing Trex deck
- Bamboo floors, hickory cabinets and antique barn wood trim throughout
- Stainless steel appliances, glass-top stove
- Bedroom suite with attached bath and generous walk-in closet
- Bathroom has heated slate floors and granite vanity top
- Laundry room with stacked, front-loading washer and dryer
- Bonus room for storage or other use
- Framing already in place for connecting door to unfinished space

### Unfinished Barn Space (Bank Barn Upper Floor)

- Antique 1800s timber frame bank barn, reclaimed, moved and rebuilt on site in 2018
- Hardiplank siding and standing-seam metal roof
- New floor joist timbers cut on site
- Three-story open, unfinished space with modern glass entrance door and oversized sliding doors
- Middle level with rough-in for full bath
- Top level loft space
- Could become part of the living space, event space, or maybe a farm brewery or winery tasting room
- Additional three-story hay storage room at north end



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