

# Welcome to *Clairwood*

270 Seven Ponds Rd., Amissville, VA 20106

\$749,000

Robert  Chapman  
REAL ESTATE SERVICES

Nestled on 5.3 peaceful acres in scenic Amissville, Virginia, this exceptional property offers a rare pairing of inspired craftsmanship and creative potential. The 1,172-square-foot Craftsman-style cottage is a warm, inviting retreat while the 2,000 square foot maker artist studio provides limitless opportunity for your creative endeavors.

The three bed one bath cottage dream is lovingly finished with exquisite English Arts & Crafts details throughout. Every element reflects a devotion to artistry and authenticity — from the rich fumed oak millwork and handcrafted stained-glass panels to the period Craftsman-style lighting and harmonious earth-toned color palette that evokes warmth and timeless charm.

Inside, the home radiates a cozy, soulful atmosphere. A wood-burning stove anchors the living space, complementing the tactile beauty of natural materials underfoot. Thoughtfully integrated in-wall speakers provide a subtle modern touch, blending seamlessly with the home's heritage aesthetic. The open layout feels intimate yet functional, perfect for quiet evenings by the fire or entertaining in comfort and style.

Just beyond the cottage lies an expansive 2,000-square-foot warehouse-style maker artist studio, offering limitless opportunity for creative or professional pursuits. With its soaring ceilings, 10-foot overhead door, and conditioned interior, this impressive structure is ideal as an artist's studio, workshop, gallery, or even a small-scale production space. Its versatility makes it as practical as it is inspiring — a true extension of the property's artistic spirit.

Set amid gently wooded acreage, this private estate is both tranquil and convenient, with modern updates including metal roofing, private well & septic, upgraded systems, and underground utilities. Together, the cottage and studio form a rare sanctuary — a place where craftsmanship meets creativity, and every detail tells a story of thoughtful design and inspired living in the Virginia countryside.



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| Beds                                                                                  | Baths                                                                                 | Acres                                                                                    | Maker Studio                                                                        |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
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