

Covington Bend

176 Rock Mills Rd • Woodville / Castleton

\$1,495,000

Robert  Chapman
REAL ESTATE SERVICES

Rare opportunity to own 45 spectacular acres in the heart of Rappahannock County featuring private frontage on the Covington River, rolling pastures, mature woodlands, winding trails and stunning mountain views. Nestled within this idyllic setting is a charming 2,520-square-foot cedar shake rambler offering four bedrooms and 2.5 baths, perfectly blending comfort and country living.

A gated, paved driveway leads to the home, which is complemented by a two-car garage and ample surface parking. An expansive, high-ceilinged basement offers exceptional flexibility for storage, recreation, hobbies, or future finished living space. Additional added flexibility comes via an on grade attached bonus room currently serving as a hobby shop.

The property conveniently includes a spacious high-ceilinged, 1200 square foot garage / pole barn with endless possibilities for storage or creativity.

The land itself is truly extraordinary, with a beautiful mix of open fields and forested acreage providing privacy, recreation, wildlife habitat, and room to explore. Enjoy fishing, kayaking, wildlife watching, or simply relaxing along your own private stretch of the Covington River—a rare and highly desirable feature.



Beds	Baths	Acres	Sq Ft
 4	 2.5	 45.49	 2,520

Property Facts at a Glance....

- 45 Acres with private Covington river access
- Zoned AG & Enrolled in tax advantage Land Use
- Ample finished living space with highly flexible unfinished & bonus spaces

VARP2002676

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