

\$3,500,000 - 9175 Batesville Rd, AFTON

MLS® #669061

\$3,500,000

5 Bedroom, 3.00 Bathroom, 3,150 sqft

Residential on 81.37 Acres

UNKNOWN, AFTON, VA

Centrally located in the Monticello AVA, and in the center of the Nelson 151 Craft Beverage Trail, Cardinal Point Vineyard & Winery has been in business since 1985. Surrounded by breathtaking Blue Ridge Mountain views, this well established family run 81 acre winery is ready for its next owner. The heart of the property is the classic 5 bedroom 1890s farmhouse. Featuring gleaming original hardwood floors, period fixtures, dual primary suites, stunning cherry kitchen, sunroom, and inground pool, the house is currently operated as a hugely popular short term rental. Of the 35 open acres 7 are in established vineyard production, with 4 acres currently fallow and ready for new vines. The winery features a contemporary 1080sqft tasting room with office & restrooms, seating in the indoor mezzanine/outdoor covered deck/patio, and 2880sqft of production and storage space. Public amenities also include an outdoor stage, disc golf, and open space for picnicking & play. The property is supported by numerous outbuildings including a 5040sqft open equipment shed with work and storage spaces as well as a conditioned office. The house and winery are both fully energized by solar power, the house also has generator back-up. Opportunities abound!,Cherry Cabinets,Wood Counter,Fireplace in Kitchen

Built in 1893

Essential Information



MLS® #	669061
Price	\$3,500,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,150
Acres	81.37
Year Built	1893
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	9175 Batesville Rd
Subdivision	UNKNOWN
City	AFTON
County	NELSON-VA
State	VA
Zip Code	22902

Amenities

Amenities	Wd Stove Insrt, Entry Lvl BR, Washer/Dryer Hookup
View	Mountain, Panoramic
Has Pool	Yes

Interior

Appliances	Dryer, Washer
Heating	Steam
Cooling	Ductless/Mini-Split
Has Basement	Yes
Basement	Unfinished, Outside Entrance
# of Stories	2
Stories	2 Story

Exterior

Exterior	Wood
Lot Description	Landscaping, Open, Partly Wooded, Private, Trees/Wooded
Windows	Double Hung, Insulated

Roof	Metal
Foundation	Block

School Information

District	NELSON COUNTY PUBLIC SCHOOLS
Elementary	ROCKFISH
Middle	NELSON
High	NELSON

Additional Information

Date Listed	September 14th, 2025
Days on Market	41
Zoning	RA

Listing Details

Listing Office	NEST REALTY GROUP, LLC
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