

\$4,875,000 - 154 Clay Hill Rd, BOYCE

MLS® #VACL2003658

\$4,875,000

6 Bedroom, 6.00 Bathroom, 7,151 sqft

Residential on 145.37 Acres

NONE AVAILABLE, BOYCE, VA

Salterhill sits atop a knoll in the heart of 145 acres, offering sweeping views of the Blue Ridge Mountains. Designed by Charlottesville architect Jay Dalglish and built in 1989 the 7,000+ sq ft home features 6 bedrooms, 5 full baths and 2 half baths. The farm spans two parcels beautifully blending open hay fields and mature hardwood forest. Surrounded by large farms protected by conservation easements, Salterhill remains unencumbered and offers tax credit potential as well as having four additional dwelling unit rights. A winding drive through the woods and over two cattle guards lead to a pea gravel courtyard framed by trees and mature landscaping. A flagstone path welcomes guests to the mahogany double doors. Inside, a curved front hall with Zuber French woodblock wallpaper panels opens to the light-filled living room, where a fireplace and a wall of windows showcase the southern views. The formal dining room, with chair rail and intricate moldings, flows seamlessly from here. The gourmet kitchen, remodeled in 2021, features a tray ceiling, large island and an adjoining family room anchored by a floor to ceiling Albemarle greenstone fireplace. Off the kitchen hallway are a wet bar, gardening nook with antique soapstone sink and a powder room. In the back hallway, which connects to a two-car garage, are large pantry closets. A four-season room with interchangeable screens and glass panels offers year-round enjoyment of the views. The main level also



includes a pine paneled library with fireplace and passage to the primary suite. The luxury primary suite has built-ins, large bath with dual vanities, dressing table and separate walk-in closets. There are two more-bedroom suites, laundry room and powder room. Upstairs a guest suite with full bath and walk-in closet is joined by attic storage. The walk-out lower level offers two more bedrooms with a Jack & Jill bath, a spacious recreation room, full kitchen, and private entrance—ideal for guests or an in-law suite. The original landscape plan was done by the renowned landscape architect, the late Meade Palmer. More recent changes and additions have been made by Nicole Seiss of LanDesign. Nature lovers will appreciate the magnolia, sycamore, pin oak, beech, red maple, weeping willow, and horse chestnut trees, as well as two large perennial beds. The Hartley Botanic greenhouse from England, tiered vegetable beds and 3 acre quail habitat enhance the property's charm. Perfectly located — within the historic Blue Ridge Hunt territory, 10 minutes to the Virginia State Arboretum and Shenandoah River, 20 minutes to Sky Meadows State Park, 50 minutes to Dulles International Airport and 90 minutes to Washington, C.C. — Salterhill offers privacy, beauty and turn-key readiness.

Built in 1989

Essential Information

MLS® #	VACL2003658
Price	\$4,875,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	7,151
Acres	145.37

Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	154 Clay Hill Rd
Subdivision	NONE AVAILABLE
City	BOYCE
County	CLARKE-VA
State	VA
Zip Code	22620

Amenities

Amenities	Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Butlers Pantry, Cedar Closet(s), CeilingFan(s), Chair Railing, Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Wet Bar/Bar, Wood Floors
Utilities	Under Ground
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry, Garage Door Opener, Inside Access, Oversized
View	Garden/Lawn, Mountain, Pasture

Interior

Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrg/Frz, Oven-Double, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Partial, Heated, Improved, Interior Access, Outside Entrance, Walkout Level, Windows, Fully Finished
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood, Stone
# of Stories	1
Stories	1.5 Story

Exterior

Exterior	Dryvit
Exterior Features	Extensive Hardscape, Exterior Lighting, Gutter System, Flood Lights, Porch-enclosed, Porch(es), Board Fence, Stone Fence, Woven Wire Fence
Lot Description	Additional Lot(s)
Roof	Copper
Foundation	Block

School Information

District	CLARKE COUNTY PUBLIC SCHOOLS
Middle	CLARKE COUNTY
High	CLARKE COUNTY

Additional Information

Date Listed	September 2nd, 2025
Days on Market	51
Zoning	AOC

Listing Details

Listing Office	Thomas and Talbot Estate Properties, Inc.
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