

\$9,000,000 - 23348 Tidewater Trl, RAPPAHANNOCK ACADEMY

MLS® #VACV2008326

\$9,000,000

4 Bedroom, 4.50 Bathroom, 5,431 sqft
Residential on 352.23 Acres

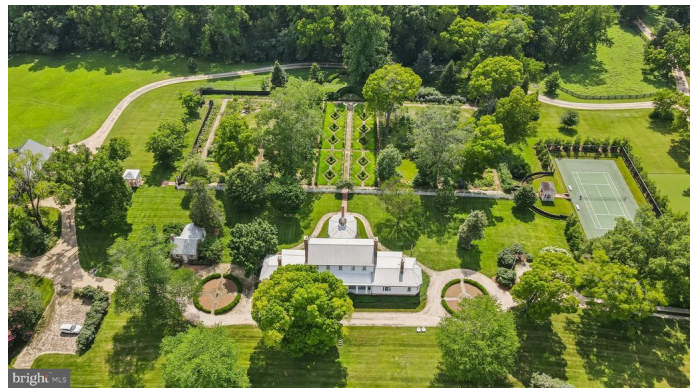
NONE AVAILABLE, RAPPAHANNOCK ACADEMY, VA

ROSE HILL ESTATE-350 ACRES OF HISTORIC ELEGANCE AND ELEVATED COUNTRY LIFESTYLE.

One of Virginia's most distinguished country estates, this extraordinary 352-acre property offers timeless elegance, masterful restoration, and unparalleled privacy.

Designed for those who seek both heritage and luxury, every detail of this estate reflects refined craftsmanship and enduring beauty. Set amid 352.24 acres of pristine Virginia countryside under conservation easement ensuring enduring privacy, this extraordinary estate blends centuries-old heritage with elegant lifestyle, the highest level of modern restoration and design. Accessed through two gated entrances, the property unfolds across rolling fields, century old grand hardwoods (perfect for swinging), formal gardens, and a stocked pond, offering an unmatched combination of seclusion, grandeur, and comfort.

Originally built in 1799, the residence underwent complete restoration in 2011 by Tidewater Preservation, Inc., guided by acclaimed Charleston interior designer Amelia T. Handegan as seen in Architectural Digest. The result is an estate that honors its historic character while incorporating highest refined elegance and advanced systems, including



geothermal climate control and radiant floor heating.

The 5,431 sq ft main house features 4 bedrooms, each with an ensuite bath, and gracious living spaces adorned with hardwood floors, intricate crown molding, chair railing, and custom French wallpaper. Formal entertaining rooms include a dining room with fireplace, living room with built-ins, and a distinctive octagonal music room with English windows and hand-painted geometric floors.

The chefs eat-in kitchen pairs historic beauty with professional-grade amenities: wood cabinetry, stunning wood burning fireplace, marble-topped island, Wolf range, paneled appliances, wine refrigerator, and ice machine. A beautiful mudroom with built-ins and front-loading washer/dryer with access to the gorgeous garden complements the space.

The stunning main level primary suite boasts front porch access, fireplace, sitting room with built-ins, walk-in closet, doors accessing the outdoors, and a marble-clad bathroom with dual sinks, soaking tub, and walk-in shower. The Additional suites provide fireplaces, built-ins, walk-in closet, and beautifully appointed baths. All with majestic views of either rolling hills and pond or stunning historic garden.

Beyond the main house, a beautiful guest cottage with exposed beams, marble finishes, and fireplace offers a private retreat. A Pennsylvania bank barn (relocated in 2009) houses a gym, office with full bath, and loft. Distinctive architectural features include a Thomas Jefferson-designed dovecote with Birmingham Rollers and a new folly overlooking the stocked pond.

Outdoor amenities include a tennis court with

pavilion, croquet lawn, riding trails, formal gardens featured in and used for Garden Club tours highlighting the home and its Historic Garden filled with hydrangeas, peonies, fruit trees, rose of Sharon and much more.

A working barn housing a herd of Belted Galloway cattle and a stocked pond with new folly complete the estate.

Utilities: well water, septic, geothermal A/C, propane heat (two owned tanks: 500 & 1,000 gallons), radiant floor heating, and four hot water tanks.

This estate is a rare offeringâ€”steeped in history, exquisitely restored, and a wonderful lifestyle with opportunity in nature and outdoor activities.

Built in 1798

Essential Information

MLS® #	VACV2008326
Price	\$9,000,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,431
Acres	352.23
Year Built	1798
Type	Residential
Sub-Type	Detached
Style	Federal
Status	Active

Community Information

Address	23348 Tidewater Trl
Subdivision	NONE AVAILABLE
City	RAPPAHANNOCK ACADEMY

County	CAROLINE-VA
State	VA
Zip Code	22538

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, Chair Railing, Crown Molding, Exposed Beams, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Water Treat System, Shades/Blinds, Wood Floors, Wine Storage, Stall Shower, CeilngFan(s), Entry Lvl BR, Upgraded Countertops, Wainscotting, Walk-in Closet(s)
Parking	DW - Circular, Crushed Stone
View	Valley, Pasture, Garden/Lawn, Panoramic, Trees/Woods

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Built-In Range, Cooktop-Down Draft, Dryer-front loading, Extra Refrg/Frz, Icemaker, Range hood, Refrigerator, Washer-front loading, Water Heater, Dishwasher, Microwave, Oven/Range-Gas, Disposal, Six burner stove, Stainless Steel Appliances
Heating	Radiant
Cooling	Central A/C, Geothermal
Has Basement	Yes
Basement	Partially Finished, Daylight, Partial, Connecting Stairway, Heated, Improved, Interior Access
Fireplace	Yes
# of Fireplaces	7
Fireplaces	Brick, Mantel(s), Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Wood, Stucco
Exterior Features	Extensive Hardscape, Outbuilding Apartment, Sport Court, Tennis Court(s), Brick Porch, Porch(es), Board Fence, Fenced-Rear, Wood Fence, Riding Trails, Paddock
Lot Description	Additional Lot(s), Backs to Trees, Fishing Available, Hunting Available, Landscaping, Pond, Private, Secluded, Sloping, Trees/Wooded
Roof	Metal
Foundation	Block

School Information

District CAROLINE COUNTY PUBLIC SCHOOLS

Additional Information

Date Listed August 15th, 2025
Days on Market 67
Zoning RP

Listing Details

Listing Office Coldwell Banker Elite

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