

\$1,500,000 - 7351 Leigh Rd, WARRENTON

MLS® #VAFQ2013760

\$1,500,000

2 Bedroom, 1.50 Bathroom,
Residential on 18.00 Acres

NONE AVAILABLE, WARRENTON, VA

12 stall custom show barn, encircled by an enclosed shed-row to allow for exercising, with a history of great horses. There are two heated wash/grooming stalls, 2 tack rooms share a heat pump, full loft with access to each stall, half bath, and storage closets. There is an elegant office and large lounge arrangement with kitchen and half bath. A two bedroom fully equipped apartment completes the barn. There is a 150x280 show ring with new footing, a turn-out field that includes a spacious run-in shed with sliding doors for horses during inclement weather, five paddocks all with automatic waterers and a round training pen. An invisible fence system for dogs. There is a fully enclosed, 3 bay garage/workshop with overhead gas heat (propane tank leased) and shed addition with air compressor. Structure has 2 regular garage doors and 1 extra-large sliding door. A bonus is a potential building site with mountain views to complete this offering. 1 mile from old town Warrenton. Comcast. The name EMO Stables LLC does not convey with sale. Above ground gas, diesel tanks convey. 2 wells. Stable roof shingles new in 2023. All on 18 acres subject to completing boundary line adjustment. Seller needs rent back. in land use tax program. includes parcel 6973-97-4438. Please no drive-ins. Thank you.

Built in 1999



Essential Information

MLS® #	VAFQ2013760
Price	\$1,500,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Acres	18.00
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active Under Contract

Community Information

Address	7351 Leigh Rd
Subdivision	NONE AVAILABLE
City	WARRENTON
County	FAUQUIER-VA
State	VA
Zip Code	20186

Amenities

Amenities	Shades/Blinds, Water Treat System
Utilities	Cable TV, Electric Available, Propane, Phone
Parking	Asphalt Driveway
# of Garages	3
Garages	Garage - Front Entry, Oversized
View	Garden/Lawn, Mountain, Pasture

Interior

Appliances	Microwave, Dryer, Dishwasher, Washer, Refrigerator, Icemaker, Stove
Heating	Heat Pump(s), Forced Air
Cooling	Heat Pump(s), Central A/C, Ceiling Fan(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank
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Exterior Features	Satellite Dish, Fenced-Partially
Lot Description	Cleared, Front Yard, Landscaping, No thru street, Rear Yard, SideYard(s), Sloping
Roof	Asphalt
Foundation	Block

School Information

District	FAUQUIER COUNTY PUBLIC SCHOOLS
High	FAUQUIER

Additional Information

Date Listed	September 3rd, 2024
Days on Market	367
Zoning	RA

Listing Details

Listing Office	Allen Real Estate
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Listing information last updated on October 21st, 2025 at 6:45pm EDT