

\$4,950,000 - 9425 Blackpond Ln, DELAPLANE

MLS® #VAFQ2015892

\$4,950,000

5 Bedroom, 5.50 Bathroom, 7,314 sqft

Residential on 122.65 Acres

GREEN ACRES, DELAPLANE, VA

Sited high overlooking its 122 rolling acres, this impressive home features high ceilings, large windows, and spectacular views from all the main rooms. With over 7,300 sq. ft. of beautiful living space, the interior seamlessly blends rustic with elegance.

The owners commissioned Architect Tim Clites, and Contractor Chris Carey to design, engineer and carry out the project. The house was masterly completed in August 2004 with new foundations, systems and materials with exception of a vintage post & beam timber structure relocated from Vermont.

A light filled front hall beautifully connects the two sections of the home. The three-level section to the southwest is the classic post & beam structure which provides grand living areas. The structure's hand-hewn beams were originally numbered, dismantled in Vermont and reconstructed on a stone foundation measuring 49' x 32'. The northeast section has four levels, which house four of the five bedrooms. Beautiful stonework, divided light windows and copper roofing tie the architecture together perfectly across the two sections.

As one enters the home, the materials and attention to detail are evident. Throughout the main and upper level is handsome random width oak flooring, milled locally. The lowest level flooring is a combination of limestone and wool carpeting. Gaston and Wyatt in Charlottesville provided the fine millwork and cabinetry throughout the house, the soapstone



kitchen countertops also came from Charlottesville. Most of the high-end plumbing fixtures are from Water Works and Barber Wilson. The windows are double-paned Kolbe & Kolbe French casements with large panes framed by beautiful molding. Ceilings are varied and include vaulted with rustic exposed beams, as well as a beautifully finished mahogany coffered ceiling in the dining room. The stunning home has large windows, and French doors throughout with balconies, porches and terraces on three levels. There are gorgeous views in all directions.

Located within the Piedmont Hunt Territory, this estate offers two charming barns. One center aisle with two large stalls and attached paddocks, the other with a tack room, feed room and two oversized wash stalls. There are an additional five run-in stalls each with attached paddocks, a riding arena (100' x 200'), miles of trails on the farm and potential ride out beyond.

The park-like rolling hills of Heartland's 122 acres enjoy a beautiful southern exposure and a nice mix of cleared and wooded land with over eight miles of well-maintained trails and two tributaries of Goose Creek. Elevations range between 420'-550' with the land sloping down towards Goose Creek. This property shares its southern boundary with the B-Line of the Norfolk-Southern. It is currently enrolled in the Upperville Agricultural District until 2029 offering excellent land use flexibility.

Heartland's location is ideal providing tremendous privacy while being just minutes from the historic villages of Middleburg and Upperville. Being in Delaplane, one has easy access to I-66 with Washington, D.C. to the east and the Shenandoah Valley to the west. Truly an exceptional combination of home, land, and location!

Built in 2004

Essential Information

MLS® #	VAFQ2015892
Price	\$4,950,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	7,314
Acres	122.65
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	9425 Blackpond Ln
Subdivision	GREEN ACRES
City	DELAPLANE
County	FAUQUIER-VA
State	VA
Zip Code	20144

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, Carpet, Entry Lvl BR, Exposed Beams, Formal/Separate Dining Room, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Wood Floors
Utilities	Under Ground, Propane, Electric Available
Parking	DW - Circular, Gravel Driveway
# of Garages	2
Garages	Garage - Side Entry, Inside Access
View	Creek/Stream, Garden/Lawn, Mountain, Panoramic, Scenic Vista
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Dryer-front loading, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer-front loading, Water Heater

Heating	Heat Pump - Gas BackUp, Heat Pump(s), Zoned
Cooling	Central A/C, Heat Pump(s)
Has Basement	Yes
Basement	Full, Walkout Level, Windows, Side Entrance, Rear Entrance, Shelving, Daylight, Partial, Garage Access, Heated, Fully Finished, Poured Concrete
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick, Mantel(s), Wood
# of Stories	4
Stories	4

Exterior

Exterior	Stucco, Stone
Exterior Features	Outbuilding Apartment, Exterior Lighting, Riding Arena, Riding Trails, Paddock, Riding Ring, Stable(s), Balconies-Multiple, Terrace
Lot Description	Cleared, Landscaping, Partly Wooded, Private, Stream/creek
Windows	Casement, Double Pane
Roof	Copper
Foundation	Stone

School Information

District	FAUQUIER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 9th, 2025
Days on Market	169
Zoning	RA

Listing Details

Listing Office	Thomas and Talbot Estate Properties, Inc.
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