

\$3,150,000 - 6289 Coon Tree Rd, THE PLAINS

MLS® #VAFQ2017262

\$3,150,000

2 Bedroom, 2.50 Bathroom, 3,528 sqft

Residential on 31.23 Acres

NONE AVAILABLE, THE PLAINS, VA

Improved price!!!! Priced below appraisal.

Welcome to Morningstar Farm â€” a serene and sophisticated retreat nestled in the heart of Virginiaâ€™s famed horse country. This refined French Country estate, designed in a classic U-shape and arranged on a single level, is the creation of renowned architect, Rod Youngson, and thoughtfully crafted by and for a well known interior designer. Set on 31.22 picturesque acres between Middleburg and The Plains, the property enjoys privacy along a winding gravel road, yet remains remarkably convenientâ€”just minutes from Routes 66 and 50 and an easy drive to Dulles International Airport. Very manageable design. Desirable, single level living. Floorplan optimal for entertaining.

From the moment you enter the walled motor court, the homeâ€™s impeccable design is apparent. The home opens to a grand drawing room that serves as the heart of the home, seamlessly connected to the gourmet kitchen. Soaring ceilings are accented with antique hewn barn beams, while floors of imported limestone and pickled oak and a dramatic fireplace with cast stone mantle add character and elegance. Three sets of French doors usher in natural light and open to a sweeping terrace, inviting the outdoors in.

The rooms in this exquisitely detailed home open to the beautifully landscaped grounds or one of two private courtyards. The layout offers two spacious bedroom suites located at opposite ends of the home, ensuring privacy



and comfort. One suite features French doors and a luxurious en-suite bath, while the primary suite includes a large sitting area, spa-like bath with soaking tub and separate shower, and an expansive cedar-lined walk-in closet. The cozy, paneled library sits next to the primary suite. The home boasts a radiant heating system for added comfort.

The kitchen is a chef's dream, anchored by a stunning Lacanche gas range with dual ovens, four burners, and a griddle. Custom cabinetry, artisanal countertops, and an adjacent sunlit morning room create an inviting space for intimate meals or casual entertaining.

A discreet mudroom/laundry area connects to the attached two-car garage and includes a wall of built-in storage closets—perfect for staging events or organizing daily life.

Additional features include a second terrace for morning coffee with views of horses grazing, and a rear poolside terrace.

Outdoors, the living is just as impressive. A large swimming pool in the large entertaining space with built-in Straubel Stone gas grill, offers breathtaking views of the paddocks and foothills beyond. Mature landscaping, sweeping lawns, and manicured gardens wrap the home in natural beauty. There are large built-in storage closets for cushions and garden essentials.

For the horseman/horsewoman—the equestrian facilities are exceptional, designed for both serious riders and weekend enthusiasts. The property includes two stables: a main barn with seven stalls, tack room, bathroom, and laundry, and a second barn with a wash bay and three additional stalls. A 20x60 riding arena, five thoughtfully placed paddocks—each with electric hook-ups and run-in sheds—and blackboard fencing complete the picture. One barn includes a charming guest apartment, while the other houses a groom's quarters/office space.

The equestrian complex is built around a picturesque courtyard with charming porte cochere. This is a perfect hunt box, or base for mid Atlantic horse shows.

Additional improvements include a large machine shed, shavings building, workshop, and covered parking area. Two generators provide reliable backup for all essential systems. The farm lies within the Orange County Hunt territory, offering direct ride-out access and a coveted location for equestrian pursuits.

Morningstar Farm is protected under a conservation easement with the Virginia Outdoors Foundation, ensuring its natural beauty for generations to come, and ensures reduced real estate taxes.

Built in 2001

Essential Information

MLS® #	VAFQ2017262
Price	\$3,150,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,528
Acres	31.23
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	French
Status	Active Under Contract

Community Information

Address	6289 Coon Tree Rd
Subdivision	NONE AVAILABLE
City	THE PLAINS
County	FAUQUIER-VA

State	VA
Zip Code	20198

Amenities

Amenities	Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Carpet, Cedar Closet(s), Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Exposed Beams
Utilities	Electric Available, Phone, Propane, Water Available, Under Ground
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access
View	Trees/Woods, Mountain, Pasture
Has Pool	Yes
Pool	Pool (In-Ground), Gunite

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Oven/Range-Gas, Range hood, Refrigerator, Washer, Water Heater, Oven-Double
Heating	Heat Pump - Gas BackUp, Radiant
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s), Gas/Propane
# of Stories	1
Stories	1 Story

Exterior

Exterior	Stucco
Exterior Features	Extensive Hardscape, Outbuilding Apartment, Wood Fence, Pool (In-Ground), BBQ Grill, Riding Trails, Stable(s), Riding Arena, Riding Ring, Horses Allowed, Paddock, Gunite
Lot Description	Backs to Trees, Landscaping, Level, Open, Lot Premium, Private, Road Frontage, Additional Lot(s), Rural, Partly Wooded
Roof	Other
Foundation	Slab

School Information

District	FAUQUIER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	July 5th, 2025
Days on Market	114
Zoning	RA

Listing Details

Listing Office	Thomas and Talbot Estate Properties, Inc.
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Listing information last updated on October 27th, 2025 at 3:16pm EDT