

\$998,500 - 374 Finley Road, RAPHINE

MLS® #VARB2000068

\$998,500

4 Bedroom, 3.00 Bathroom, 3,937 sqft

Residential on 11.93 Acres

NONE AVAILABLE, RAPHINE, VA

Priced under appraisal and ready for its new owners. Nestled on 12 picturesque acres in the serene Virginia countryside, this beautifully restored farmhouse and historic bank barn offer an ideal blend of modern equestrian amenities and timeless charm. Perfectly positioned just 20 minutes from Lexington and the Virginia Horse Center, and about 15 minutes from Staunton, and 5 minutes from Brownsburg. Near VMI and Washington and Lee University. The property provides easy access to equestrian events, dining, and shopping, making it a prime destination for horse enthusiasts and eventing guests.

Designed with the serious equestrian in mind, the farm features five meticulously designed paddocks, each thoughtfully laid out to maximize space and functionality. A professionally built riding ring with premium footing ensures a safe and comfortable surface for training and exercise. Two spacious run-ins provide shade and shelter for horses, while a round riding pen adds versatility for training sessions.

The historic bank barn underwent a comprehensive restoration in 2023 to preserve its structural integrity and enhance functionality. Renovations included new poplar barn doors, reinforced posts, and a freshly repainted roof. The lower level was cleared, offering flexible space for future use, such as additional stalls or storage. The stone



foundation was repointed, and water diversion systems were improved to protect against erosion and moisture damage. Netting was installed to safeguard the barn from birds and bees, ensuring a clean and secure environment.

Water resources are abundant, with two wells, multiple natural springs, and Hays Creek flowing beneath the barn, providing a consistent and reliable water source for livestock and irrigation. The land has been carefully regraded and reseeded to promote healthy pasture growth and optimal drainage. A new poplar board fence not only enhances security but also adds a touch of rustic charm, creating a secure and visually appealing environment for horses.

The restored farmhouse offers a blend of historic elegance and modern comfort. With four spacious bedrooms and three beautifully appointed bathrooms, the home features rich hardwood floors throughout. The heart of the home is the gourmet kitchen, complete with a large island, high-end appliances, and ample counter space—perfect for entertaining guests or hosting family gatherings. Large windows provide abundant natural light and stunning views of the rolling countryside.

Additional property upgrades include an expanded parking area, making it easy for trailers and guest vehicles to navigate. New gutters and downspouts were installed to improve drainage, and a 7,200-watt Eco Flow solar battery backup system ensures energy efficiency and peace of mind during outages.

The property is zoned for two additional dwellings, offering exciting expansion opportunities. Since it qualifies as a family subdivision, documentation is available from the Rockbridge County Planning Department.

This opens the door for adding guest cottages or rental units, enhancing the property's versatility as a working horse farm or an Airbnb-style retreat for equestrian travelers.

This exceptional farm is more than just a horse property—it's a thoughtfully designed, fully equipped equestrian estate with the charm of history and the convenience of modern living. Whether you envision it as a private horse farm or a profitable guest retreat, this property offers unmatched flexibility and elegance in a prime Virginia location.

Built in 1910

Essential Information

MLS® #	VARB2000068
Price	\$998,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,937
Acres	11.93
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	374 Finley Road
Subdivision	NONE AVAILABLE
City	RAPHINE
County	ROCKBRIDGE-VA
State	VA
Zip Code	24472

Amenities

Amenities	Carpet, CeilingFan(s), Entry Lvl BR, Stove - Pellet, Wood Floors
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Interior

Appliances	Dishwasher, Dryer - Electric, Stove, Washer, Water Heater - High-Efficiency, Icemaker, ENERGY STAR Refrigerator
Heating	Heat Pump(s), Wood Burn Stove
Cooling	Ductless/Mini-Split, Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Other
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Outbuilding Apartment, Horses Allowed, Paddock, Riding Ring, Porch-wraparound, Porch(es), Wood Fence
Roof	Metal
Foundation	Concrete Perimeter

School Information

District	ROCKBRIDGE COUNTY PUBLIC SCHOOLS
High	ROCKBRIDGE COUNTY

Additional Information

Date Listed	February 26th, 2025
Days on Market	244
Zoning	A-2

Listing Details

Listing Office	Real Broker, LLC
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