

\$2,250,000 - 474 Gid Brown Hollow Rd, WASHINGTON

MLS® #VARP2002050

\$2,250,000

4 Bedroom, 4.50 Bathroom, 5,668 sqft

Residential on 21.77 Acres

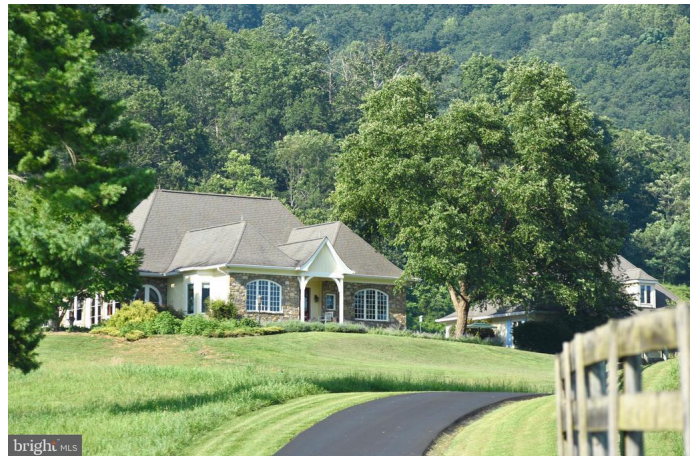
NONE AVAILABLE, WASHINGTON, VA

Imagine driving down a quiet country road past board fenced pastures, picturesque hayfields, old fieldstone walls and a local winery with the Blue Ridge Mountains on the horizon. After about two miles of meandering through this idyllic country postcard, you wind to the top of a prominent knoll where MerryMead commands a breathtaking 360-degree view of the mountains, farms and forests of Gid Brown Hollow.

Rappahannock County is renowned for wonderful mountain views and all the Realtors extol the views of their listings. But MerryMead is in a class by itself with perhaps the most breathtaking views of all. The truly special views are difficult to describe, but youâ€™™ll know it when you see it.

The manor is country sophistication with a continental flair. The steep rooflines, flared at the eaves and front portico with arched double doors harken to a European villa. The field stone and board and batten exterior solidly ground the home in Rappahannock County. The western side of the house drinks in the panoramic views with a broad stone terrace, large, screened porch and wide pergola. These delightful architectural elements are enhanced by lovely landscaping, expansive lawns and cool shade trees.

The 5,700 sq. ft. home offers spacious one-level living (although there are two guest



bedrooms, each with its own bath upstairs), with the primary suite and an ensuite guest room on the main floor.

The simple portico opens to tiled entry hall with expansive open spaces beyond. There is a large casual living room with fireplace, large west facing windows and glass doors that take advantage of the spectacular natural setting. The high ceilings are enhanced by impressive curved and beveled beams. Across a bar island and display cabinets is the formal dining room, large enough for full family gatherings.

The kitchen is open to the living and dining areas and has ample cherry cabinets, a large center island, granite counters, high quality appliances and a luminous Mexican tile floor. Over the island is a whimsical light fixture fashioned from parts of an old Parisian elevator. A convenient and sizeable pantry outfitted for food and cooking equipment is handily tucked behind the kitchen. The kitchen area includes a pass-through to a cheerful, bright and airy casual dining area, with large windows, tall ceilings and Mexican tile floors. This eating area opens to the screened porch and side terrace for east al fresco dining.

Adjacent to the kitchen is an expansive studio/craft room with running water.

The primary suite is at the far end of the house. It includes a commodious yet cozy bedroom, sitting room, large soaking tub, walk-in shower, dressing room, separate toilet room and the Grand Canyon of closets.

Upstairs there are two ensuite guestrooms and there is a large unfinished basement.

Across an east facing stone terrace is an oversized three-bay garage, deep enough for ample workshop and storage spaces. The

grounds around the home, are beautifully landscaped with ornamental trees, shrubs and a profusion of flowering perennials.

The 21-acre property is open rolling hayfields and board fenced paddocks. It includes a four-stall horse barn with water and electricity, paved driveway, stone gate entrance and an enormous amount of country charm.

MerryMead is located just 5 minutes from the charming villages of Washington, VA, and Sperryville, where you'll enjoy easy access to boutique shops and excellent restaurants. For larger shopping needs, Warrenton, Culpeper and Front Royal are conveniently located just 30 minutes away. This unique property combines the peacefulness and beauty of country living with proximity to vibrant local towns, making it a perfect retreat for those seeking comfort and convenience.

Built in 1997

Essential Information

MLS® #	VARP2002050
Price	\$2,250,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,668
Acres	21.77
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Other, Traditional, French
Status	Active Under Contract

Community Information

Address	474 Gid Brown Hollow Rd
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Subdivision	NONE AVAILABLE
City	WASHINGTON
County	RAPPAHANNOCK-VA
State	VA
Zip Code	22747

Amenities

Amenities	Master Bath(s), Wet Bar/Bar, Wood Floors, Butlers Pantry, Soaking Tub, Carpet, Central Vacuum, Formal/Separate Dining Room, Walk-in Closet(s), Attic, Entry Lvl BR, Crown Molding, Recessed Lighting
Utilities	Phone, Phone Connected, Propane, Under Ground
Parking	Asphalt Driveway
# of Garages	3
Garages	Garage Door Opener, Oversized, Additional Storage Area
View	Mountain, Pasture, Panoramic, Scenic Vista

Interior

Appliances	Cooktop-Down Draft, Dishwasher, Disposal, Exhaust Fan, Freezer, Oven-Double, Oven-Wall, Refrigerator, Water Heater, Cooktop
Heating	Forced Air, Central, Heat Pump(s), Programmable Thermostat, Heat Pump - Gas BackUp
Cooling	Central A/C
Has Basement	Yes
Basement	Outside Entrance, Side Entrance, Interior Access, Partial, Poured Concrete, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, Stone, Wood
Exterior Features	Extensive Hardscape, Exterior Lighting, Outbuilding Apartment, Stable(s), Horses Allowed, Patio, Porch-screened, Terrace, Porch(es), Decorative Fence, Wood Fence
Lot Description	Stream/creek, Landscaping, Level, Not In Development, Private, Rural, Secluded, Front Yard
Windows	Atrium, Casement, Palladian, Skylights, Wood Frame
Roof	Composite, Architectural Shingle

Foundation Crawl Space, Block

School Information

District RAPPAHANNOCK COUNTY PUBLIC SCHOOLS

Additional Information

Date Listed April 24th, 2025

Days on Market 159

Zoning AG

Listing Details

Listing Office Cheri Woodard Realty

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