

\$2,300,000 - 92 Schoolhouse Rd, WASHINGTON

MLS® #VARP2002054

\$2,300,000

4 Bedroom, 3.00 Bathroom, 3,054 sqft

Residential on 15.00 Acres

NONE AVAILABLE, WASHINGTON, VA

Fantastic opportunity to own one of Virginia's finest established wineries! Become the owner of this iconic farm winery located in Rappahannock County, Virginia, situated in the foothills of the Blue Ridge Mountains just minutes from historic "Little Washington". Gadino Cellars wines are produced from their 8-acre vineyard, which has been carefully cared for by the owners. The property is a short distance from Washington, D.C, Northern VA, and Maryland. The offering consists of 15 acres of vineyards, rolling hills, open land, native plants, and trees. There's also a lovely custom designed home on the property boasting 3000+ square feet with 3 bedrooms and 3 bathrooms. and an open floor plan with a spacious cook's kitchen & interesting architectural details. The house is surrounded by beautiful landscaping and has a fully finished basement, 3 bay garage, barn, winery building, Morton building, and garden shed on the property. Besides heated floors in the sunroom, kitchen, and master bath, the home offers custom lofty ceilings, white oak wood floors, large stone fireplace, and multi-floor decking. The 15 acres are tucked away from the road, providing guests with a very serene and relaxing environment. The winery building contains the tasting room, office space, kitchen, and a large private covered patio. The production space is housed on the floor below, which includes all winery production activities. The 8-acre meticulously cared for vineyard



consists of Vidal Blanc, Pinot Grigio, Petit Manseng, Chardonnay, Seyval Blanc, Traminette, Nebbiolo, Cabernet Franc, Petit Verdot, and Cabernet Sauvignon and yields about 3000 cases per year. The production facility can produce more cases per year with adequate storage. A unique feature of the winery is that it has two tournament-grade Bocce ball courts, offering a great opportunity to host tournaments! This winery sits on several trails, including the Blue Ridge Whisky Wine Loop, the Artisanal Wineries of Rappahannock County Trail, and the 211 Wine Trail, making this a desirable winery stop for guests who are wine tasting for the day or visiting the area or traveling to the National Park for the weekend. Its prime location near Northern Virginia is a dream destination! Bring new life into one of Virginia’s oldest farm wineries by revamping the wine offerings, increasing production, having weddings on site, and more. The potential is endless with new ownership! Additional business information and private tours are available upon the execution of a Non-Disclosure Agreement and a verifiable Proof of Funds from a recognized financial institution.

Built in 2002

Essential Information

MLS® #	VARP2002054
Price	\$2,300,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,054
Acres	15.00
Year Built	2002
Type	Residential
Sub-Type	Detached

Style	Contemporary
Status	Active

Community Information

Address	92 Schoolhouse Rd
Subdivision	NONE AVAILABLE
City	WASHINGTON
County	RAPPAHANNOCK-VA
State	VA
Zip Code	22747

Interior

Heating	Heat Pump(s)
Cooling	Heat Pump(s)
Has Basement	Yes
Basement	Fully Finished
# of Stories	1
Stories	1 Story

Exterior

Exterior	Stucco
Roof	Architectural Shingle
Foundation	Slab

School Information

District	RAPPAHANNOCK COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	April 28th, 2025
Days on Market	176
Zoning	A-1

Listing Details

Listing Office	Washington International Service Executives, LLC
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