

\$2,650,000 - 559 Bessie Bell Mountain Rd, CASTLETON

MLS® #VARP2002080

\$2,650,000

3 Bedroom, 2.50 Bathroom, 4,300 sqft

Residential on 55.69 Acres

NONE AVAILABLE, CASTLETON, VA

Some properties are just a place apart. One of those special places is the Red Oak Mountain Retreat. This 55 acre parcel features gently rising mountain land, a dramatic modernist house well positioned on the landscape, two bold running streams, and trails meandering through the woodlands. Enhanced by thoughtful landscaping that blends nicely into the forest beyond, Red Oak Mountain Retreat is a true escape from the rest of the world.

RESIDENCE

Sited on a bluff about two thirds of the way up Red Oak Mountain, the residence was created in 2023 by a noted architect as a retreat for his own family. The house is a sleek modern space designed to showcase the woodland landscape in all directions. Soothing interiors in neutral colors allow the dramatic wood grain of the hand-selected douglas fir trim to take pride of place. Modernist architecture with zen like placement of elements make this a calming retreat from the world. Large windows and high ceilings in all rooms bring the views and allow light to flood each space. The effect is a light and airy open living space in all rooms.

Views of Bessie Bell Mountain and the surrounding countryside are visible in the winter months, but the rest of the year the house is enveloped in a wall of greenery cascading up and down the mountain. Rocky



outcroppings at the house site have been incorporated into the landscape design and provide a focal point for the house entry way. On the back side of the house the dramatic floor to ceiling windows overlook a small valley with forested hillsides and mountains beyond. The house is an extremely private oasis of calm. Inside, carefully selected luxury finishes and energy efficient appliances and heating and cooling (including radiant heat in all floors) provide a sustainable living experience at the highest quality.

GROUNDS

The magic of Red Mountain Retreat is the utter privacy of the place. While the architecture blends seamlessly with the landscape, the mountainside is its own captivating source of pleasure. Old logging trails radiating from the house site allow for comfortable access to the mountain above and below. A trail near the property entrance follows along a streambed through the woodlands. There's a lot to explore and absorb.

OTHER

Telecom: Broadband internet is provided by Piedmont Broadband. (Starlink is also available in this location). Cell phone coverage from T-Mobile and AT&T.

Location: Red Oak Mountain Retreat is located in Castleteton, approximately 5 miles from the town of Washington, and 8 miles to village of Sperryville. Approximately 73 miles from Washington, DC. Travel time to downtown DC is 1 Hour 30 minutes (in low traffic situations). Approximately 1 hour 20 minutes to Dulles International Airport. 1 hour to Charlottesville. 15 minutes to Culpeper, 25 minutes to Warrenton, and 25 minutes to Front Royal.

Amenities: The charming small village of

Sperryville which is home to Pen Druid Brew Pub, Headmasters Pub, Hopkins Ale Works, Francis Bar, Rappahannock Pizza Kitchen, the Corner Store, a gym, art galleries and shops, and the highly acclaimed The Three Blacksmiths restaurant. •
Washington, the county seat of Rappahannock County is the home of The Inn at Little Washington, Foster-Harris House, Ballards, and galleries and theater. Rappahannock County is a close-knit rural community with excellent theater, concerts, art galleries, wineries, restaurants, and the Shenandoah National Park.

Built in 2024

Essential Information

MLS® #	VARP2002080
Price	\$2,650,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	4,300
Acres	55.69
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	559 Bessie Bell Mountain Rd
Subdivision	NONE AVAILABLE
City	CASTLETON
County	RAPPAHANNOCK-VA
State	VA
Zip Code	22716

Amenities

Amenities	Built-Ins, Elevator, Entry Lvl BR, Upgraded Countertops, Wood Floors
Utilities	Electric Available, Propane, Sewer Available, Under Ground, Water Available
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access
View	Mountain, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Heating	Radiant, Heat Pump - Gas BackUp
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Fully Finished, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior Features	Extensive Hardscape
Lot Description	Backs to Trees, Hunting Available, Mountainous, Private, Sloping, Stream/creek, Trees/Wooded
Roof	Metal
Foundation	Permanent, Slab

School Information

District	RAPPAHANNOCK COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 11th, 2025
Days on Market	165
Zoning	RURAL RES

Listing Details

Listing Office	Washington Fine Properties, LLC
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Listing information last updated on October 22nd, 2025 at 11:15pm EDT