

\$3,500,000 - 156 Bear Wallow Rd, HUNTLY

MLS® #VARP2002224

\$3,500,000

4 Bedroom, 5.50 Bathroom, 5,514 sqft

Residential on 41.85 Acres

NONE AVAILABLE, HUNTLY, VA

Handcrafted timber and log, accented with stone and pristine views, Bear Wallow Farm is a 42-acre enclave for family and friends with a main residence and two guest cabins in an unparalleled setting—proof you don’t need Montana when you have Rappahannock. This place is special.

Sited on a gentle rise among pastures and ponds, wrapped in mountain views, this custom circa 2000 white pine log home of 5,750 sq. ft. stands apart in quality but was designed to complement the land, using nature’s materials- pine, cedar, cherry, maple, walnut, copper, granite, stone, and slate. The main house (2 bedrooms) and two guest cabins, built with the same level of detail and richness, provide 4 total bedrooms in this compound, located in a coveted region of Rappahannock.

The main level breathes with its vaulted ceiling, natural light and a floor plan that naturally flows. French doors throughout connect easily to the outdoors, bringing in views, light, and fresh air. The living room features a 15-foot-wide stone fireplace opposite two stories of south-facing windows. Overhead, two single-length hand-hewn beams span 40 feet, one of the home’s best architectural details. The dining area and kitchen, complete with custom cabinetry, an oversized island, and Viking and Sub-Zero appliances, seamlessly join the space. The gracious library leads to the main-level primary suite that opens to a rear patio with spa. Renovated in



2023, the primary bath is premium with a clawfoot tub, glass-enclosed shower, brass fixtures, and rich tiger maple cabinetry. Radiant heat throughout the main level adds a subtle warmth, creating a comfortable home. The upper level offers stunning views and flexible spaces for workouts, reading, or home offices with Starlink internet. A large room, currently a bedroom, can serve as an art studio, study or more. (County-wide broadband is scheduled to be completed by Fall 2026.)

A tavern-inspired space with a pressed tin ceiling and bar—ideal for gatherings and game nights surprises in the lower level. A wine room, home theater, spacious office, and coded safe room are also on this level.

The two guest cabins have large bedrooms, a fireplace, full bath and a kitchenette (no stove) and allow guests to settle in and enjoy their own space and privacy.

The pastoral setting of open hayfields offers possibilities—future equestrian facilities, gardens or hunting in both field and mountainside. The equipment barn (4 enclosed bays, 3 open) with concrete floor accommodates tractors, 4-wheelers, tools and equipment. Inside, a commercial kitchen, bathrooms, walk-in cooler and freezer. The large woodworking shop is a craftsman's dream—fully conditioned is ready for projects.

Fun fact: the bar for Flint Hill's beloved Griffin Tavern was crafted here.

All just 20 minutes from Little Washington, home to the renowned Inn at Little Washington and Patty O's Café and Sperryville, both offering restaurants, breweries, unique shops and more. 20 minutes to Front Royal, 30 minutes to Warrenton and 90 minutes to DC. Crafted over 20 years in harmony with the land, this one-of-a-kind property offers the essence of elevated Rappahannock living.

Built in 1999

Essential Information

MLS® #	VARP2002224
Price	\$3,500,000
Bedrooms	4
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	5,514
Acres	41.85
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Log Home, Post & Beam
Status	Active

Community Information

Address	156 Bear Wallow Rd
Subdivision	NONE AVAILABLE
City	HUNTLY
County	RAPPAHANNOCK-VA
State	VA
Zip Code	22640

Amenities

Amenities	Bar, Central Vacuum, Entry Lvl BR, Exposed Beams, Pantry, Master Bath(s), Recessed Lighting, Sound System, Upgraded Countertops, Water Treat System, Wine Storage, Soaking Tub, Stall Shower, Built-Ins, Skylight(s), Wet Bar/Bar
Utilities	Propane, Water Available, Electric Available, Phone Connected
# of Garages	3
Garages	Additional Storage Area, Garage - Front Entry, Garage Door Opener, Oversized
View	Mountain, Panoramic, Pasture, Pond, Scenic Vista, Garden/Lawn, Trees/Woods, Water

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Range, Central Vacuum, Dryer, Icemaker, Refrigerator, Stainless Steel Appliances, Washer
Heating	Radiant, Heat Pump - Gas BackUp

Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Heated, Interior Access, Side Entrance, Walkout Stairs, Other, Full, Poured Concrete
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Stone, Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Log
Exterior Features	Hot Tub, Outbuilding Apartment, Horses Allowed, Porch(es), Patio
Lot Description	Cleared, Front Yard, Hunting Available, Landscaping, Pond, Lot Premium, Private, Rural, Secluded, Stream/creek, Trees/Wooded, Fishing Available, Not In Development, Open
Windows	Bay/Bow, Double Pane, Skylights, Screens
Roof	Metal
Foundation	Concrete Perimeter

School Information

District	RAPPAHANNOCK COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 13th, 2025
Days on Market	43
Zoning	5

Listing Details

Listing Office	TTR Sotheby's International Realty
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