

\$2,699,500 - 63 Riley Hollow Rd, HUNTLY

MLS® #VARP2002376

\$2,699,500

2 Bedroom, 2.00 Bathroom, 1,700 sqft

Residential on 121.00 Acres

NONE AVAILABLE, HUNTLY, VA

Picture the ultimate country retreat – a gentle landscape visible from every window, solitude, communion with nature – and then add mountains, a pond, fields, and forests as far as the eye can see, and you have Walnut Hill Farm. The perfect place to re-charge your batteries and escape the cares of the wider world. The residence is deceptively simple, but high-end finishes and systems assure your every comfort. Beyond the house and gardens, trails radiate in all directions to explore the stunning landscape. From the two hundred year old spring house to the newly built house, everything is wonderfully maintained and ready for your arrival.

Residence

A charming and compact home with high end finishes, the residence at Walnut Hill farm has been thoughtfully designed for easy living and comfort. Tasteful mixing of stone and wood has created a rustic interior and exterior which fits the landscape perfectly. Large windows in every room provide restful pastoral and mountain views from every angle and a large stone terrace provides for indoor/outdoor living. While the compact house provides everything you™d need for country living, the property also contains a stunning building site for a much larger manor house if so desired.

Grounds and Outbuildings

Kitchen Garden – Near the house is a



fenced garden with water, trellising, and stone walls. Planting beds have been double dug and mulched and there are permanent plantings of raspberries, figs, and other perennials.

Garage – A two car garage with additional storage is an attractive feature between the house and the barn.

Barn – A large Morton-built barn with water and electricity a climate controlled office/tack room. There are two large stalls with drylot turn-out. Additional stalls could easily be retrofitted into the existing structure. There is plenty of hay and vehicle storage. Paddocks are accessed directly from the barn.

Spring House – This stone structure is almost 200 years old and continues to provide a steady stream of water even in the driest of conditions. The spring house is in great shape and is ready for another 200 years.

Stone Walls – There are literally miles of stone walls on the property. Most of the walls have been restored and provide a wonderful backdrop to the fields and the forest and help define pastures.

Farm

Approximately 70 acres of the 121 acres that make up Walnut Hill Farm are open fields, pastures, or hayfields. The pasture land is a mix of orchard grass and native forbs and clover and is fenced for horses. There are two large paddocks that can be subdivided with temporary fencing. A large hayfield also can be used for grazing between cuttings. Much of the rest of the open land has an orchard grass base, but has slowly been converted to native field grasses and wildflowers. Trails are cut throughout the open areas and feature picnic areas and vantage points to take in the astounding views. These fields are cut once a year to prevent them from growing up in forest. Wildlife abounds. Approximately 50 acres is woodland, mainly hardwood forest.

This is a mix of hickory, oak, and poplar with a few other species. The forest provides a buffer between neighboring properties and enhances the privacy of the farm.

Built in 2024

Essential Information

MLS® #	VARP2002376
Price	\$2,699,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,700
Acres	121.00
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Transitional
Status	Active

Community Information

Address	63 Riley Hollow Rd
Subdivision	NONE AVAILABLE
City	HUNTLY
County	RAPPAHANNOCK-VA
State	VA
Zip Code	22640

Amenities

Amenities	Bathroom - Soaking Tub, Bathroom - Stall Shower, Built-Ins, Ceiling Fan(s), Entry Level Bedroom, Exposed Beams, Recessed Lighting
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry, Garage Door Opener
View	Mountain, Panoramic, Pasture, Pond, Scenic Vista, Trees/Woods

Interior

Interior Features	Floor Plan - Open
Appliances	Built-In Range, Dishwasher, Dryer - Electric, ENERGY STAR

	Refrigerator, Oven/Range - Gas, Range Hood, Refrigerator, Six Burner Stove, Washer, Water Heater - Tankless
Heating	Heat Pump(s)
Cooling	Heat Pump(s), Zoned, Geothermal
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone
Stories	1

Exterior

Exterior	HardiPlank Type, Stone
Exterior Features	Outbuilding(s),Horse Trails,Horses Allowed,Paddock,Stable(s),Terrace,Board,Masonry/Stone
Lot Description	Open, Partly Wooded, Stream/Creek, Trees/Wooded, Rural, Secluded, Private, Pond, Hunting Available
Roof	Metal
Construction	HardiPlank Type, Stone
Foundation	Crawl Space, Concrete Perimeter

School Information

District	RAPPAHANNOCK COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	November 2nd, 2025
Days on Market	3
Zoning	RURAL/AG

Listing Details

Listing Office	Washington Fine Properties, LLC
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Listing information last updated on November 4th, 2025 at 7:19am EST