

\$2,600,000 - 6908 S Roxbury Mill Rd, SPOTSYLVANIA

MLS® #VASP2033376

\$2,600,000

4 Bedroom, 5.50 Bathroom, 4,775 sqft

Residential on 3.69 Acres

NONE AVAILABLE, SPOTSYLVANIA, VA

Step into a living piece of Virginia's past. This site is steeped in history, with its origins tracing back to 1723 when Beverley Stanard built the original grist mill. This faithful mill, possibly known as Stanard Mill before it became Roxbury Mill, served the community until 1941, grinding for nearly two centuries. The property was also part of the historic "Roxbury Plantation," a vast 2,000-acre tract settled by the prominent Stanard family.

A comprehensive archaeological reconnaissance was conducted on the Roxbury Tract in 1993 by The Center for Historic Preservation at Mary Washington College. This study included extensive historical and Civil War research, confirming the property's deep roots and potential for significant findings, with an artifact catalogue included in the report.

Over the years, the mill and residential structures have been thoughtfully transformed, blending profound historic character with modern comforts. The expanded structure, meticulously renovated in a rustic style using old beams and posts, offers flexible living arrangements across four floors and totaling approximately 4,775 square feet. The interior potentially accommodates up to six bedrooms, along with five and a half bathrooms, a spacious living room with a historic metal sign that once adorned the mill exterior, a welcoming family/dining room, an elegant



parlor, a rec room, a convenient second kitchen area, and a charming loft.

A Glimpse into Civil War History: This property isn't just old; it's witnessed pivotal moments in American history. Documents from the National Park Service confirm that Union and Confederate soldiers engaged in combat on at least three occasions at the Telegraph Road crossing on the Po River, with fighting likely occurring on the portion of the estate east of the road and north of the river, within what was known as the Stanard estate.

Preserving its heritage, the property features the original dam that once powered the mill, and the original millrace still actively flows. And, with the picturesque Po River flowing through the property, there's documented potential for hydroelectric power. A 1981 study prepared by the U.S. Department of Energy and the Virginia Office of Emergency and Energy Services specifically inventoried existing dams, including this one, for their hydroelectric potential ranging between 100kw and 30,000kw, offering a unique opportunity to harness the river's energy for sustainable living or even income generation. The Po River also offers excellent fishing opportunities across the 3.69 acres of expansive grounds.

Beyond a private residence, this property presents a multitude of possibilities. Its historic charm and ample space make it ideal for a bed and breakfast, offering guests a unique and memorable experience. In fact, it was previously run as a successful B&B a testament to its proven suitability for hospitality, drawing guests from as far as Kuwait to California. The expansive grounds and picturesque setting also lend themselves to use as an event venue for weddings, retreats, or other special occasions. Alternatively, the property could be

transformed into a charming restaurant or farm-to-table establishment, leveraging the natural beauty and proximity to the river. The possibilities are as vast as the property's rich history.

This unique property offers a rare chance to own a true piece of American history, where the echoes of the past harmonize with the tranquility and potential of the present. Septic system will need upgraded/updated depending on future use of property.

Built in 1723

Essential Information

MLS® #	VASP2033376
Price	\$2,600,000
Bedrooms	4
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,775
Acres	3.69
Year Built	1723
Type	Residential
Sub-Type	Detached
Style	Other, Cabin/Lodge, Bilevel, Contemporary, Colonial
Status	Active

Community Information

Address	6908 S Roxbury Mill Rd
Subdivision	NONE AVAILABLE
City	SPOTSYLVANIA
County	SPOTSYLVANIA-VA
State	VA
Zip Code	22551

Amenities

Amenities	Built-Ins, Wood Floors
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View	Water, River
Is Waterfront	Yes
Waterfront	River

Interior

Appliances	Dishwasher, Oven/Range-Electric, Refrigerator
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Interior Access, Partial
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Equipment
# of Stories	3
Stories	3

Exterior

Exterior	Combination, Wood
Exterior Features	Balcony, Deck(s), Porch(es)
Lot Description	Stream/creek
Foundation	Block

School Information

District	SPOTSYLVANIA COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 29th, 2025
Days on Market	146
Zoning	A2

Listing Details

Listing Office	EXIT Elite Realty
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