

\$975,000 - 161 Forest Lane Rd, FREDERICKSBURG

MLS® #VAST2043394

\$975,000

2 Bedroom, 3.00 Bathroom, 816 sqft

Residential on 56.06 Acres

NONE AVAILABLE, FREDERICKSBURG, VA

Welcome to your private retreat in South Stafford. This timeless craftsman-style bungalow rests on approximately 56 acres of rolling Virginia countryside. Tucked away at the end of a long driveway, this hidden gem offers unmatched serenity and sweeping pastoral views. The land is protected by a conservation easement that preserves its natural beauty while still allowing for the construction of a second home.

Step onto the inviting covered porch and enjoy peaceful sunrises over the farmland. Each season brings its own vibrant colors and abundant wildlife. Inside, the home is filled with natural light and combines classic charm with modern updates. Fully renovated in 2011 and refreshed again in 2020, it features hard surface flooring, a beautifully remodeled kitchen with a large eat-up bar, and a cozy family room that feels warm and welcoming. The bathrooms, windows, siding, roof, and HVAC have all been updated, along with a whole-home water filtration system. The unfinished basement provides generous storage space or room to expand. New well was drilled in 2025.

Outside, the property truly shines. The 56-acre +/- parcel backs to Little Falls Run and includes more than 30 +/- acres of lush pasture with a mix of high-tensile, and woven wire fencing. Waterlines are thoughtfully placed throughout the fields for livestock.



There is a corral pen, two run-in sheds, and a large barn with finished, climate-controlled areas and a full bath. A second three-sided barn with a lean-to that sits in the backfield, offering flexibility for horses, farming operations, or equipment storage.

The setting is ideal for anyone who loves the outdoors. Enjoy hunting, fishing, and exploring the winding network of trails that weave through the property. Whether your dream is to raise livestock, ride horses, or simply relax surrounded by nature, this farm offers the perfect blend of functionality and peace.

Located just minutes from Downtown Fredericksburg, the Little Falls Public Boat Ramp, McDuff Green Park, and George Washington’s Ferry Farm, you’ll find convenience without sacrificing privacy. Commuting to Quantico, Dahlgren, Washington DC, Richmond, or the Leeland and Fredericksburg VRE Stations is easy and direct.

This is a rare opportunity to own an established farm with a thoughtfully updated home, modern amenities, and endless potential. Places like this are hard to find and offer the perfect chance to create the lifestyle and retreat you’ve always imagined.

Built in 1937

Essential Information

MLS® #	VAST2043394
Price	\$975,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	816
Acres	56.06

Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	161 Forest Lane Rd
Subdivision	NONE AVAILABLE
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22405

Amenities

Amenities	Attic, Bathroom - Walk-In Shower, Tub Shower, CeilingFan(s), Entry Lvl BR, Master Bath(s), Pantry, Water Treat System
Parking	Gravel Driveway
# of Garages	10
Garages	Garage - Front Entry, Other, Oversized, Garage - Side Entry, Garage - Rear Entry

Interior

Interior Features	Floor Plan-Open
Appliances	Stainless Steel Appliances, Built-In Microwave, Dishwasher, Oven/Range-Electric, Refrigerator, Water Conditioner
Heating	Heat Pump(s)
Cooling	Central A/C, Heat Pump(s)
Has Basement	Yes
Basement	Full
# of Stories	1
Stories	1 Story

Exterior

Exterior Features	Flood Lights, Gutter System, Outbuilding Apartment, Secure Storage, Sidewalks, Horses Allowed, Riding Trails, Porch(es)
Windows	Double Pane, Vinyl Clad
Roof	Architectural Shingle
Foundation	Block

School Information

District	Stafford County Public Schools
Elementary	FERRY FARM
Middle	DIXON-SMITH
High	STAFFORD

Additional Information

Date Listed	October 8th, 2025
Days on Market	21
Zoning	A1

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty
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