

\$5,000,000 - 2479 Rockland Rd, FRONT ROYAL

MLS® #VAWR2011634

\$5,000,000

5 Bedroom, 4.00 Bathroom, 3,008 sqft

Residential on 359.00 Acres

NONE AVAILABLE, FRONT ROYAL, VA

Nestled deep in Virginia's famed horse country, Willow Brook has only been offered for sale four times in 245 years. c. 1780, this historic estate is tucked away on 359 acres of serene farming country in the Rockland Rural Historic District. Just miles from Greenway Court, the first home of Lord Fairfax built in 1752, Willow Brook offers timeless beauty and quiet sophistication. The main house is situated on a lovely creek "Willow Brook" and shares its banks with a charming working stone boat house. Inside this historic stone home, you find five bedrooms, three full baths and two half baths, a library, original English basement dining room and kitchen as well as a large sitting room for entertaining. The house has original hardwood floors throughout, beamed ceilings, and four fireplaces. All of the grounds have retained much of their original configuration. Within walking distance of the main residence, you will find a boat and spring house, one bedroom guest cottage with two fireplaces, and an authentic hand hewn log smoke house. Extra facilities and dependencies include four additional houses on separate parcels. Willow Brook consists of 10 contiguous parcels on the east and west sides of Rockland Road. Additional structures include a large, beautiful barn for horses or other livestock and



several sheds. The barn has an extensive workshop on the ground level and a fantastic second level finished with lovely post and beam accents for entertaining. Views from the barn of the Blue Ridge Mountains are breathtaking. The entire property is being offered as one piece and being sold AS IS. It is all in VOF conservation easement. Upon visiting the property, we can share individual plats and specific future building options available within the easement. Willow Brook would make the perfect family compound. The property is 1 hour from Dulles Airport, local shopping in Front Royal, Berryville, Winchester, and Millwood. Livestock on property, do not enter without listing agent.

Built in 1780

Essential Information

MLS® #	VAWR2011634
Price	\$5,000,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,008
Acres	359.00
Year Built	1780
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	2479 Rockland Rd
Subdivision	NONE AVAILABLE
City	FRONT ROYAL
County	WARREN-VA
State	VA

Zip Code 22630

Amenities

Amenities Built-Ins, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Shades/Blinds, Wood Floors

View Mountain, Panoramic, Pasture, River, Trees/Woods

Is Waterfront Yes

Waterfront Creek

Interior

Interior Features Floor Plan-Traditional

Heating Radiator

Cooling None

Has Basement Yes

Basement Daylight, Full, English, Outside Entrance

Fireplace Yes

of Fireplaces 3

Fireplaces Stone, Mantel(s)

of Stories 3

Stories 3

Exterior

Exterior Stone

Exterior Features Outbuilding Apartment, Stone Retaining Walls, Sidewalks, Other, Stable(s), Horses Allowed, Patio, Porch(es), Terrace, Fenced-Fully, Woven Wire Fence, Riding Trails

Lot Description Additional Lot(s)

Roof Metal

Foundation Stone

School Information

District WARREN COUNTY PUBLIC SCHOOLS

Elementary A.S. RHODES

Middle SKYLINE

High SKYLINE

Additional Information

Date Listed September 25th, 2025

Days on Market 30

Zoning A

Listing Details

Listing Office Thomas and Talbot Estate Properties, Inc.

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