

\$679,000 - 45 Cougar Hollow Rd, ROMNEY

MLS® #WVHS2006690

\$679,000

3 Bedroom, 2.00 Bathroom, 2,624 sqft

Residential on 10.91 Acres

NONE AVAILABLE, ROMNEY, WV

Historic Hampshire County Gem - Offered for Only the Third Time in 200 Years

Historic charm meets modern comfort - 1835 Manor with 3 Bedrooms, 5 fireplaces, and panoramic valley views.

There's a completed, newer, over-sized barn suitable with options for whatever you need. There's a spacious upper level. The main level has a restroom. It could be the perfect Barndominium!! Metal Roof and new coat of stain. Cows, horses, crops...whatever you'd like.

Nestled in the serene Hidden Hollows area of Hampshire County, this rare 1835 log-and-stone manor house blends history, craftsmanship and modern comfort. Available for only the third time in it's two-century history, this remarkable property sits on 10.91 unrestricted, fully usable acres with panoramic views of the valley.

The manor house, built in 1835 and thoughtfully expanded in 1906, spans 2,624 sq. ft. and was the subject of a complete restoration in 2017. As part of this restoration, all systems were replaced, including plumbing, electrical, and HVAC. A photographic history of the restoration is available to any potential buyer. Historic details such as original cedar flooring, ledge-and-brace doors, and hand-hewn logs have been lovingly preserved, while updates like the expanded kitchen (2017) bring modern convenience. The roof was freshly painted in 2025, ensuring durability for years to come.



The home includes three bedrooms: two spacious bedrooms on the upper floor with a full bathroom, and one potential two-level bedroom on the lower floor, adjacent to a bathroom, currently used as a music room and craft area. throughout the home, you'll find five fireplaces, two of which are outfitted with wood-burning stoves---providing extra heat and a cozy atmosphere that perfectly complements the historic character.

Adding to the property's uniqueness is a 2,000 sq. ft. post-and-beam barn, constructed in 2020 by the current owner. Finished to a high standard, it currently served as a music studio and office, but with its quality build, it could easily be converted into a guest residence, event space, or artist's retreat.

Despite being located withing Hidden Hollows Subdivision--a secure, gated community--the property is not part of the HOA, giving you flexibility and freedom while still enjoying the privacy of the neighboring parcels ranging from 20 to 50 acres.

1835 log-and-stone manor house with 1906 addition

2,624 sq. ft. of living space

Complete restoration in 2017 (with photographic history available)

All Systems replaced in 2017: plumbing, electrical, HAVC

Expanded kitchen (2017)

Logs sealed & chinking redone in 2017

ATTACHED FULL MARKETING

DESCRIPTION

Built in 1835

Essential Information

MLS® #	WVHS2006690
Price	\$679,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	2,624
Acres	10.91
Year Built	1835
Type	Residential
Sub-Type	Detached
Style	Log Home, Farmhouse/Natio
Status	Active



Community Information

Address	45 Cougar Hollow Rd
Subdivision	NONE AVAILABLE
City	ROMNEY
County	HAMPSHIRE-WV
State	WV
Municipality	ROMNEY
Zip Code	26757

Amenities

Amenities	Ceiling Fan(s), Exposed Beams, Wood Floors, Bathroom - Tub Shower, Bathroom - Walk-In Shower
Utilities	Electric Available, Sewer Available, Other, Phone Available, Propane, Water Available
Parking	Gravel Driveway, Private
View	Pond, Scenic Vista, Pasture, Trees/Woods

Interior

Interior Features	Floor Plan - Traditional
Appliances	Dishwasher, Oven/Range - Electric, Refrigerator, Dryer - Electric, Washer
Heating	Baseboard - Electric, Heat Pump(s)
Cooling	Ductless/Mini-Split, Ceiling Fan(s)
Has Basement	Yes
Basement	Outside Entrance, Unfinished
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Mantel(s), Stone, Wood, Screen
Stories	2

Exterior

Exterior	Log, Frame
Exterior Features	Chimney Cap(s),Gutter System,Outbuilding(s),Horses Allowed,Horse Trails,Porch(es),Deck(s),Board
Lot Description	Backs to Trees
Windows	Wood Frame
Roof	Metal
Construction	Log, Frame
Foundation	Concrete Perimeter, Permanent

School Information

District	HAMPSHIRE COUNTY SCHOOLS
Elementary	ROMNEY
Middle	ROMNEY
High	HAMPSHIRE SENIOR

Additional Information

Date Listed	August 30th, 2025
Days on Market	38
Zoning	NONE

Listing Details

Listing Office	WV Real Estate Agency, LLC.
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