

# \$895,000 - 1608 Woodyard Rd, GRAFTON

MLS® #WVTY2000022

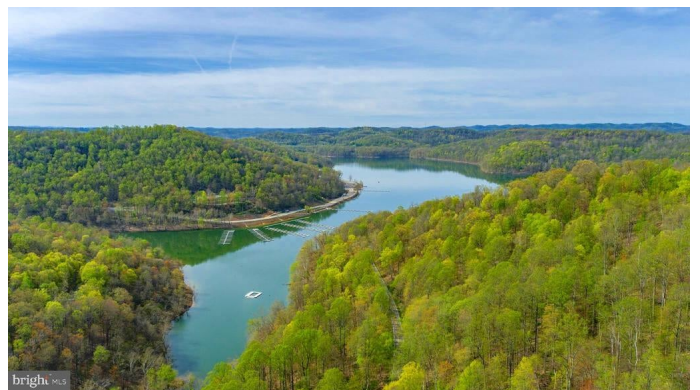
**\$895,000**

2 Bedroom, 2.00 Bathroom, 1,596 sqft

Residential on 39.12 Acres

NONE, GRAFTON, WV

"State Park Stunner" Where Rustic Charm meets Modern Comfort! 1,600 +/- sqft timber frame home, sitting on 40 +/- ACRES, surrounded by the natural beauty of 1,750 Tygart Lake State Park acres. An integrated trail system through the property allows for excellent hiking and trail riding. Just 600 +/- yards from the lake, take in panoramic views of Tygart Lake and the Appalachian Mountains! This stunning 2 bed, 2 bath serene retreat features an open floor plan, elevated loft bedroom, floor to ceiling stone fireplace, and expansive windows allowing ample natural light. Single attached garage offering space for a boat while allowing room to finish an extra bedroom. Recent updates include, brand new matching shingle roof, and an air circulating system ensuring balanced temperature and humidity year round. For peace of mind, a Generac Generator provides reliable backup power for the home. Enjoy sunrises with a hot cup of coffee as the spring birds chirp atop the wraparound deck or share your favorite beverage with friends around your very own private fire pit. The detached 2 stall garage offers extra storage for more toys plus a work area. Although the home has never been rented, it offers excellent potential income. Step outside and immerse yourself in nature, this property is a haven for wildlife, with frequent sightings of deer, turkey, & bear. The forest surrounding the lake is filled with 5 separate trails including Dogwood Trail which is accessed from the property leading down to



the The Lodge Restaurant. Tygart Lake is known for its fishing but visitors can also spend summers at the Tygart Lake Water Park including 25 giant inflatables & sandy beach area or hit the links at Tygart Lake Golf Course just a few miles away. Whether you're looking for a weekend getaway or a full-time residence, this home is a true gem. Don't miss your chance to experience the beauty and tranquility of this one-of-a-kind property - schedule your private showing today! 3 +/- miles to Grafton. 18 +/- miles to Bridgeport/ Clarksburg. 28 +/- miles to Morgantown. 40 +/- miles to Elkins. 100 +/- miles to Pittsburgh. 230 +/- miles to Washington, DC.

Built in 2009

### Essential Information

|                |                                     |
|----------------|-------------------------------------|
| MLS® #         | WVTY2000022                         |
| Price          | \$895,000                           |
| Bedrooms       | 2                                   |
| Bathrooms      | 2.00                                |
| Full Baths     | 2                                   |
| Square Footage | 1,596                               |
| Acres          | 39.12                               |
| Year Built     | 2009                                |
| Type           | Residential                         |
| Sub-Type       | Detached                            |
| Style          | Cabin/Lodge, Log Home, Contemporary |
| Status         | Active                              |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1608 Woodyard Rd |
| Subdivision | NONE             |
| City        | GRAFTON          |
| County      | TAYLOR-WV        |
| State       | WV               |
| Zip Code    | 26354            |

### Amenities

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Bathroom - Walk-In Shower, Tub Shower, CeilingFan(s), Exposed Beams, Master Bath(s), Wd Stove Insrt, Studio, Walk-in Closet(s) |
| Utilities    | Propane, Water Available, Electric Available, Cable TV Available                                                               |
| # of Garages | 4                                                                                                                              |
| Garages      | Additional Storage Area, Basement Garage, Covered Parking, Garage - Front Entry, Garage - Side Entry, Inside Access            |
| View         | Lake, Golf Course, Marina, Mountain, Panoramic, Scenic Vista, Trees/Woods, Valley, Water                                       |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                         |
| Appliances        | Dryer - Electric, Exhaust Fan, Microwave, Oven/Range-Electric, Refrigerator, Washer, Water Heater                       |
| Heating           | 90% Forced Air, Wood Burn Stove, Central                                                                                |
| Cooling           | Ceiling Fan(s), Central A/C                                                                                             |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Garage Access, Unfinished, Heated, Interior Access, Outside Entrance, Partial, Poured Concrete, Shelving, Walkout Level |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Wood, Stone                                                                                                             |
| # of Stories      | 2                                                                                                                       |
| Stories           | 2 Story                                                                                                                 |

## Exterior

|                   |                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Block, Frame, Log, Wood, Log Siding                                                                                                                                                                                                                                                        |
| Exterior Features | Boat Storage, Exterior Lighting, Outbuilding Apartment, Play Area, Secure Storage, Porch-wraparound, Porch(es), Roof Deck, Deck(s)                                                                                                                                                         |
| Lot Description   | Adjoins - Public Land, Bcks-Prkln, Backs to Trees, Cleared, Fishing Available, Front Yard, Hunting Available, Landscaping, Mountainous, Not In Development, Lot Premium, Private, Rear Yard, Road Frontage, Rural, Secluded, SideYard(s), Sloping, Subdivision Possible, Year Round Access |
| Roof              | Shingle                                                                                                                                                                                                                                                                                    |
| Foundation        | Block                                                                                                                                                                                                                                                                                      |

## School Information

|          |                       |
|----------|-----------------------|
| District | TAYLOR COUNTY SCHOOLS |
|----------|-----------------------|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 234             |
| Zoning         | N               |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Railey WV Properties |
|----------------|----------------------|

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Listing information last updated on October 23rd, 2025 at 2:46pm EDT