

Madison County Horse Farm

409 Cook Mountain Drive
Brightwood, Virginia 22715
Madison County

THE HOUSE Built in 1975

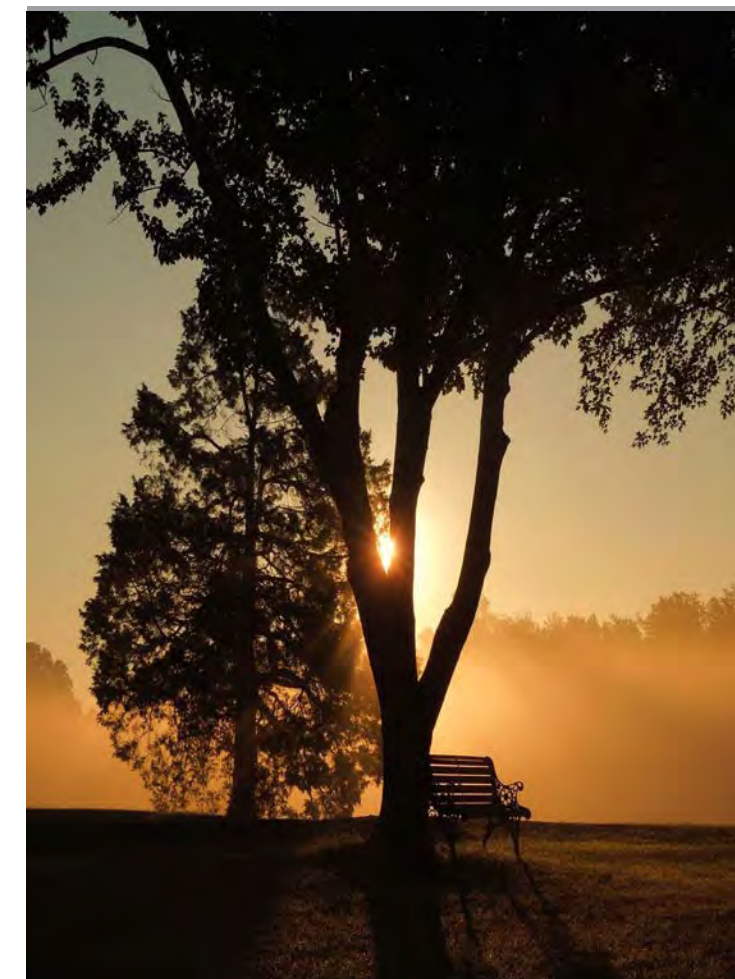
This gracious 4-bedroom and 3.5-bath Federal-style home has a traditional floor plan with pine and tile floors, a formal living room to greet guests, a den to enjoy the company of friends, and a charming kitchen and sunroom for morning coffee while overlooking the farm. An office, half bath, and a formal dining room are also on the first floor. Upstairs is a lovely library nook, a primary suite with an attached bath, two additional bedrooms, and a second bathroom. The terrace level with a separate entrance is complete with a one-bedroom apartment with an electric fireplace and a full kitchen that guests will love.

There is an attached two-car garage, a whole house automatic generator in addition to a generator at the stallion barn, cable internet, an Ultraviolet system, a Mulligan water purification system, a fenced dog yard, one well, and three septic systems.



Nestled in the heart of Brightwood's rolling land, this exquisite and meticulously designed horse farm sprawls over 44 private acres. With breathtaking views, a spring-fed pond, and a perfect blend of functionality and charm, it offers an unparalleled horse property experience.

The discerning horse person will appreciate the attention to detail on this farm. Numerous barns, including a six-stall stallion barn with tongue and groove interior paneling and European brass ball finials, are just a few of the special touches you will notice.



THE LIVING ROOM

The formal living room, situated to the right of the foyer, provides views of the farm. Its appeal is enhanced by the presence of double glass doors that lead to the adjoining dining room.



THE DEN

On the left side of the foyer, you'll find a den with a cozy wood stove insert. This delightful space is perfect for sharing good times with friends and family.





THE KITCHEN

Nestled at the back of the house, there is a delightful kitchen and sunroom, perfect for enjoying a morning cup of coffee while gazing out onto the picturesque farm. As you peer through the windows, you'll be treated to ever-changing views that offer a fresh perspective and endless inspiration with each passing season.





THE
SECOND
FLOOR



THE APARTMENT

House guests will love the terrace level with a separate entrance. It features a one-bedroom apartment with an electric fireplace and full kitchen, providing comfort and convenience.



THE FARM

The Stallion Barn

The design and planning of the six-stall stallion barn leave no details forgotten. It boasts a myriad of remarkable features, including tongue and groove interior paneling, elegant European brass ball finials, a convenient wash stall, a well-organized tack room, modern washer & dryer facilities, a dedicated feed room, a veterinary room, a comfortable break room complete with a shower, and a generator.



The Indoor Arena

There are portable overflow stalls in the 120 x 45 indoor arena. Additionally, for isolation purposes, two detached stalls are available.

The 6-Stall Pony Barn

The barn consists of a small six-stall building, including two foaling stalls, four pony stalls, as well as an ample hay storage area and a convenient feed room.



The Bank Barn

With the capacity to hold 800 hay bales, the bank barn has an attached run-in shed.

Paddocks & Run-In Sheds

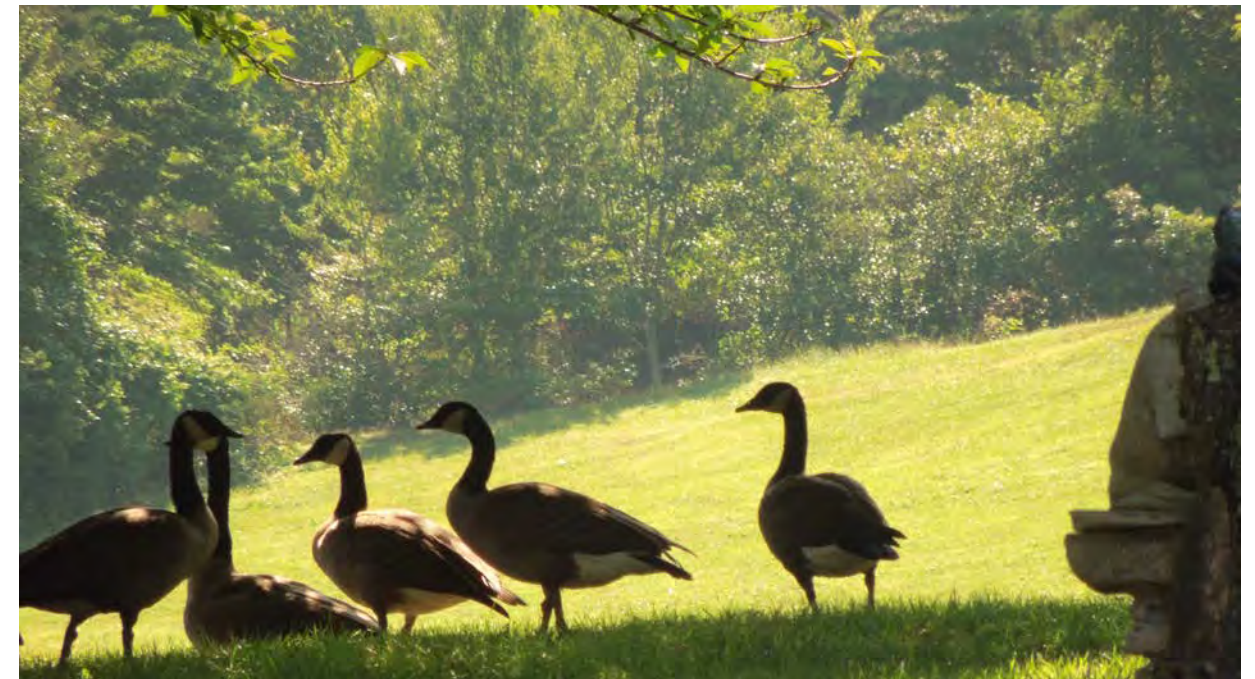
There are numerous pastures and nine run-in sheds.





Trailer For Farmworkers

On a permanent foundation, there is a 1999 Oakwood single-wide trailer with two bedrooms, two baths, laundry facilities, and a heat pump. This trailer is intended for farmworker housing.



ADDITIONAL INFORMATION

LOCATION: Little Bit Farm is a forty-minute drive from Charlottesville. From Charlottesville, 29N to R on Rt 630. Culpeper is a 17 minute drive and Washington DC is an hour and fifteen minute drive.

CABLE: Comcast

INTERNET: Comcast

HEAT: Forced air electric heat

AIR CONDITIONING: Heat Pump

WATER: Well with Ultra violet system & Culligan water purification system

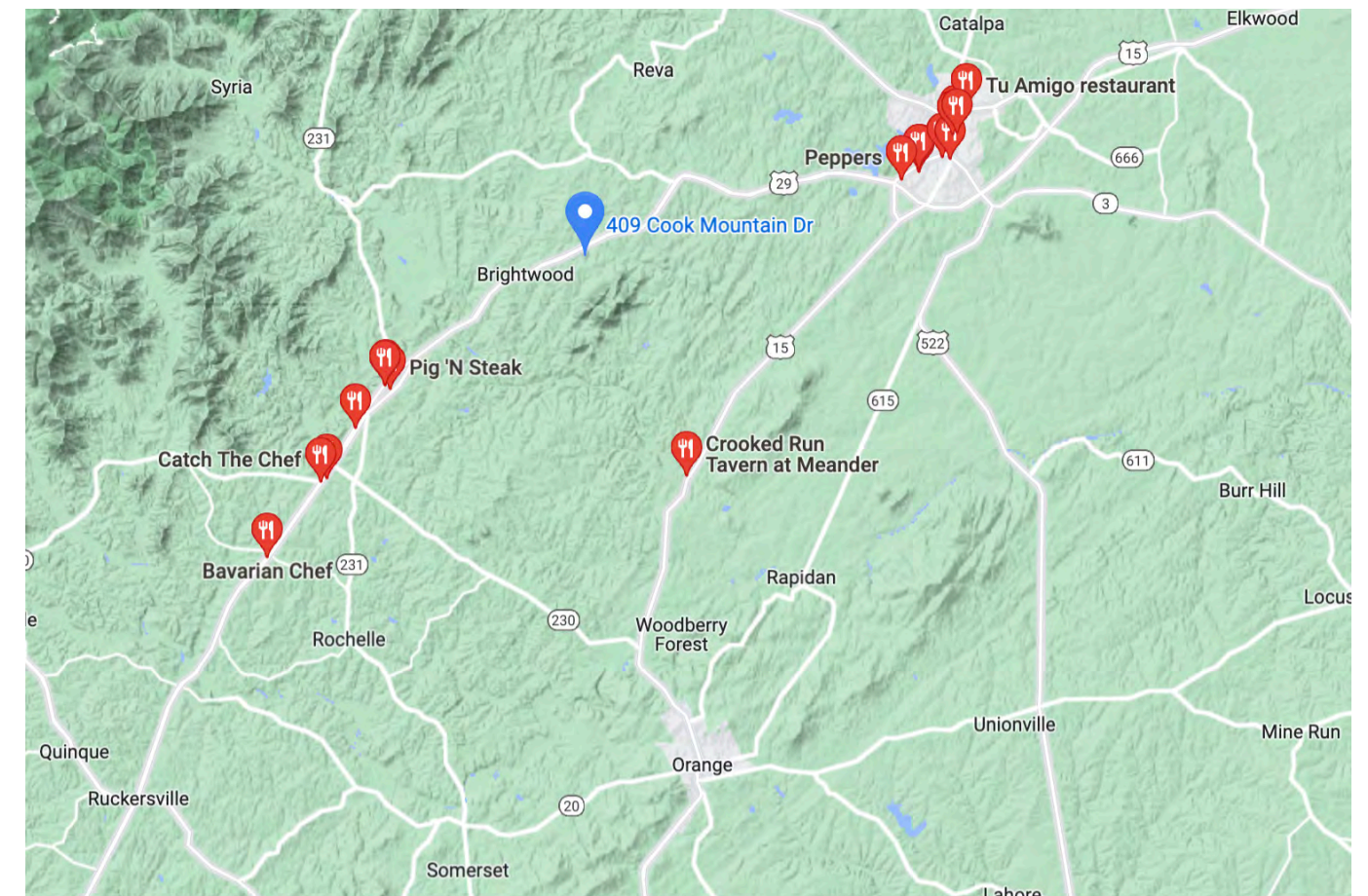
SEPTIC: There are three septic systems. House, Barn, Trailer

GENERATOR: Automatic generator for house and a second generator for Stallion barn.

POND: Spring Fed

LAND USE: Property is in land use.

OTHER USES: Other possible uses of property: Agribusiness such as winery, nursery, cattle farm, llama or alpaca farm, retreat property, children's camp, adventure club, team building business, and event venue. The possibilities are endless with county approval.







Equestrian Property Brightwood, VA

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