

Woodbound Farm c.1925

Character & Grace





CHARACTER & GRACE

This beautiful farm located in Keswick on 32.19 acres is a total delight. There is something special about the idyllic main house and grounds; perhaps it is the character and grace of the house against the setting of mountain and pasture views. The inside is as stunning as the gardens surrounding the home.

The main house was built in 1925; the property has a pool with mountain views, two horse barns, and three picturesque rental cottages. Every inch of the property has been loved and carefully maintained.

Beautifully renovated, the main house includes a living room with a fireplace and a library with built-in bookcases. The dining room window overlooks the farm and gardens providing a beautiful backdrop for dinner parties. The charming kitchen is appointed with Kitchen Aid stainless steel appliances, a granite countertops, and tile backsplash. Also on the first floor is a guestroom with an attached half bath.

The primary suite, two additional bedrooms, and full bath are on the second floor. The hall bath has a new soaker tub with marble surround; the primary bath has a large soaker tub, ceramic tile surround, granite counter with double porcelain sinks, and engineered laminate flooring.

Every detail has been carefully considered leading to an extraordinary experience as you enter through the front door. The charm continues as you walk among the gardens and enjoy the views. Every moment is a discovery.



c.1925 Woodbound Farm
4818 Woodbound Rd
Keswick, Virginia 22947

32.20 Acres

Mountain & Pasture Views
Gardens

Main House: 4 BR, 2.5 BA

Pool

2 Barns

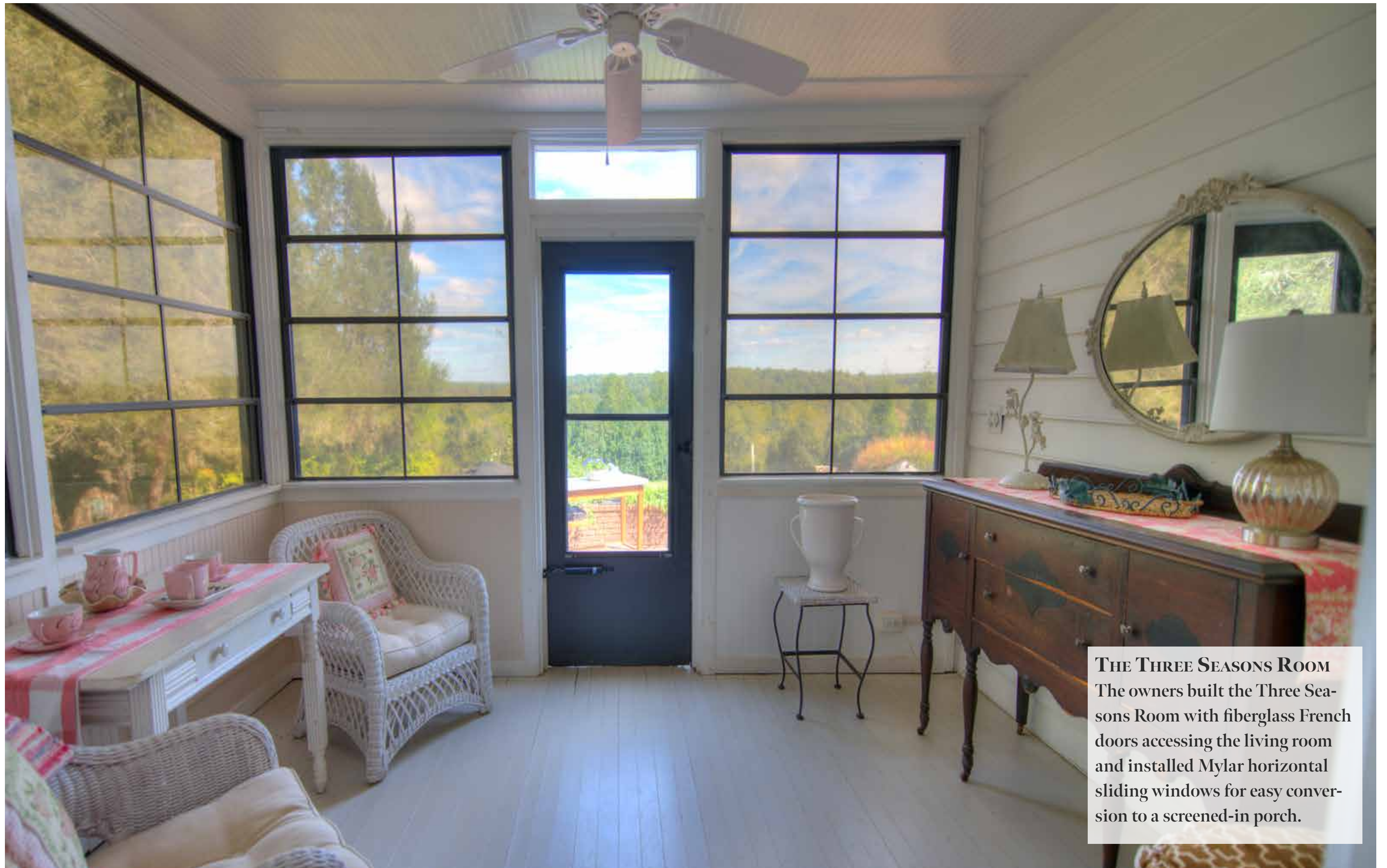
Three Rental Cottages



THE LIVING ROOM



THE LIBRARY
The current owner rebuilt the bay window area to enjoy mountain and pastoral views.



THE THREE SEASONS ROOM
The owners built the Three Seasons Room with fiberglass French doors accessing the living room and installed Mylar horizontal sliding windows for easy conversion to a screened-in porch.



THE FIRST FLOOR BEDROM



THE DINING ROOM
Nothing but the best. Marvin picture window with true divided light and double hung flankers invite you to enjoy the view.



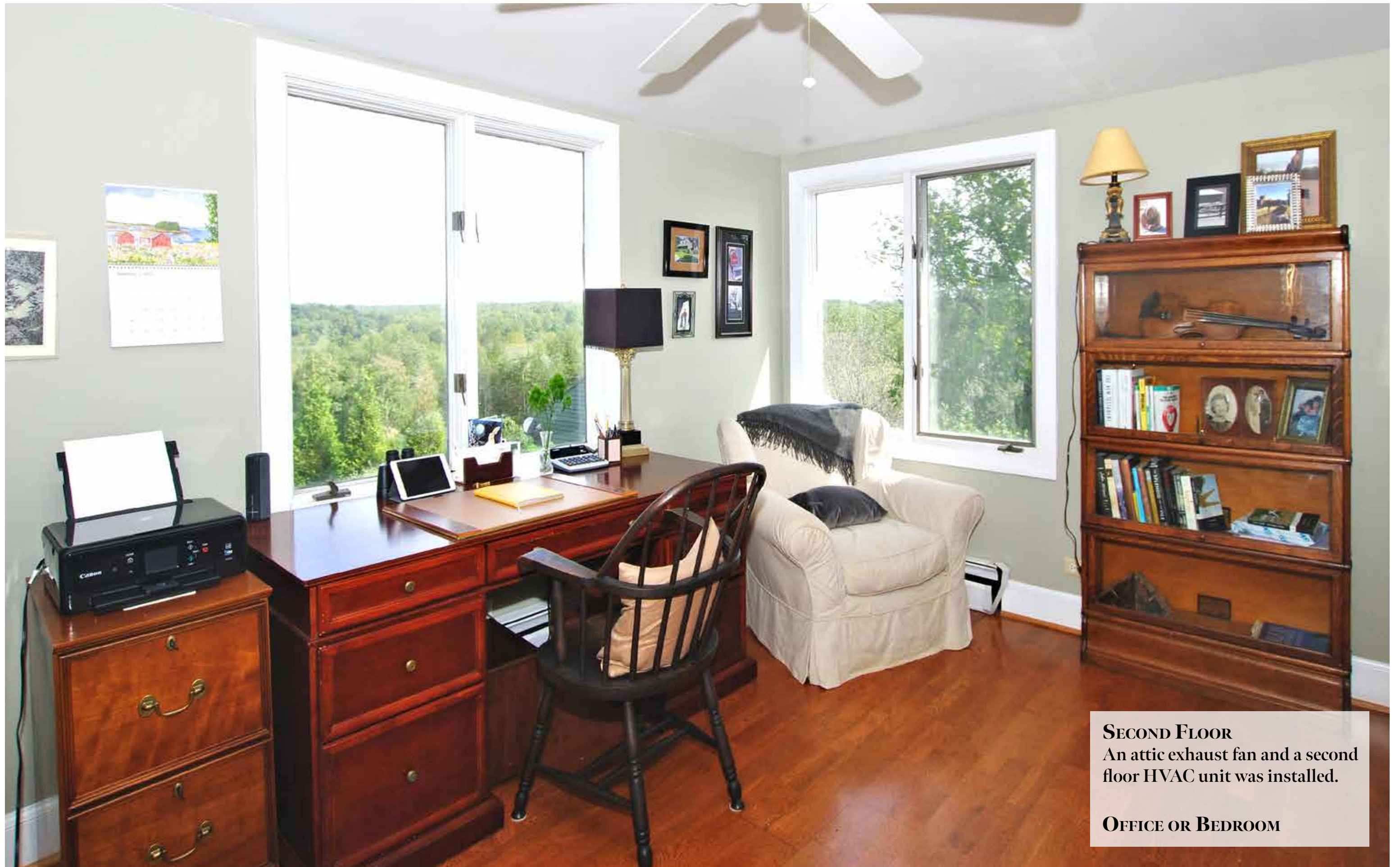
THE KITCHEN

Fiberglass French doors lead from the kitchen to the deck. A leaded glass window above the sink adds charm; Kitchen Aid stainless steel appliances, granite countertops, tile backsplash. The owners also installed a new mini-split HVAC.





THE DECK OFF THE KITCHEN
The 12x18' deck off the kitchen with trellis is the perfect place for morning coffee.



SECOND FLOOR
An attic exhaust fan and a second floor HVAC unit was installed.

OFFICE OR BEDROOM



SECOND FLOOR
Bedroom currently used as an office.



THE PRIMARY BEDROOM SUITE



The primary bathroom was renovated with a large soaker tub, ceramic tile surround, granite counter, double porcelain sinks, and engineered laminate flooring.





THE POOL

INFORMATION

- 40 x 20
- Concrete
- 11 Feet Deep
- Sand filter replaced in 2021
- Pump replaced in 2022
- Robotic pool cleaner added in 2021



THE COTTAGES

COMMON FEATURES

- Each dwelling has new gutters and downspouts
- The property is serviced by 395-foot deep / 12 gallons per minute well drilled 2019 with new water supply line servicing each home.
- Renters access enclosed central trash collection area.
- Rentals all have dedicated electric meter, washer and dryer.
- Mailboxes for each tenant on property distributed by owner.
- Renters all have yard space/gardens for outdoor living currently co-maintained by owner/tenant.
- Pets are allowed case by case. Currently Mint Cottage (one horse, boarding); Carriage House (one small dog and one indoor cat) and Barnswallow (two dogs with electric fence). All pets are well behaved.



MINT COTTAGE

This charming renovated one bedroom, one bathroom cottage has vaulted living room ceiling, hardwood floors, loft, pollinator garden, and private deck. Tenant pays electric. 600 SF Approximate

Rent: \$1,550./monthly for cottage; \$350/monthly for boarding horse
Lease through Sept 1, 2023
Leasee would like to renew lease

600 SF Approximate



THE CARRIAGE HOUSE

This renovated cottage enjoys mountain and pasture views. The deck overlooks the Southwest mountains and the swimming pool (assessible to renters only - not guests). Two bedrooms, one full bathroom, hardwood floors, large primary bathroom, central air. Tenant pays electric.

Rent: \$2,250 plus utilities.
Rented though July 24, 2023
Leasee would like to renew lease

1100 SF Approximate



BARN SWALLOW

This charming renovated barn home with expansive mountain and pasture views has a 10x60 passive solar addition retrofitted with original sliding stall doors/paneling to maintain barn motif, screened porch and deck, insulated glass windows, central heat and air, washer & dryer, 1.5 baths, cultivated landscaped gardens, plenty of storage and central HVAC. Septic system was also installed. Tenant pays electric.

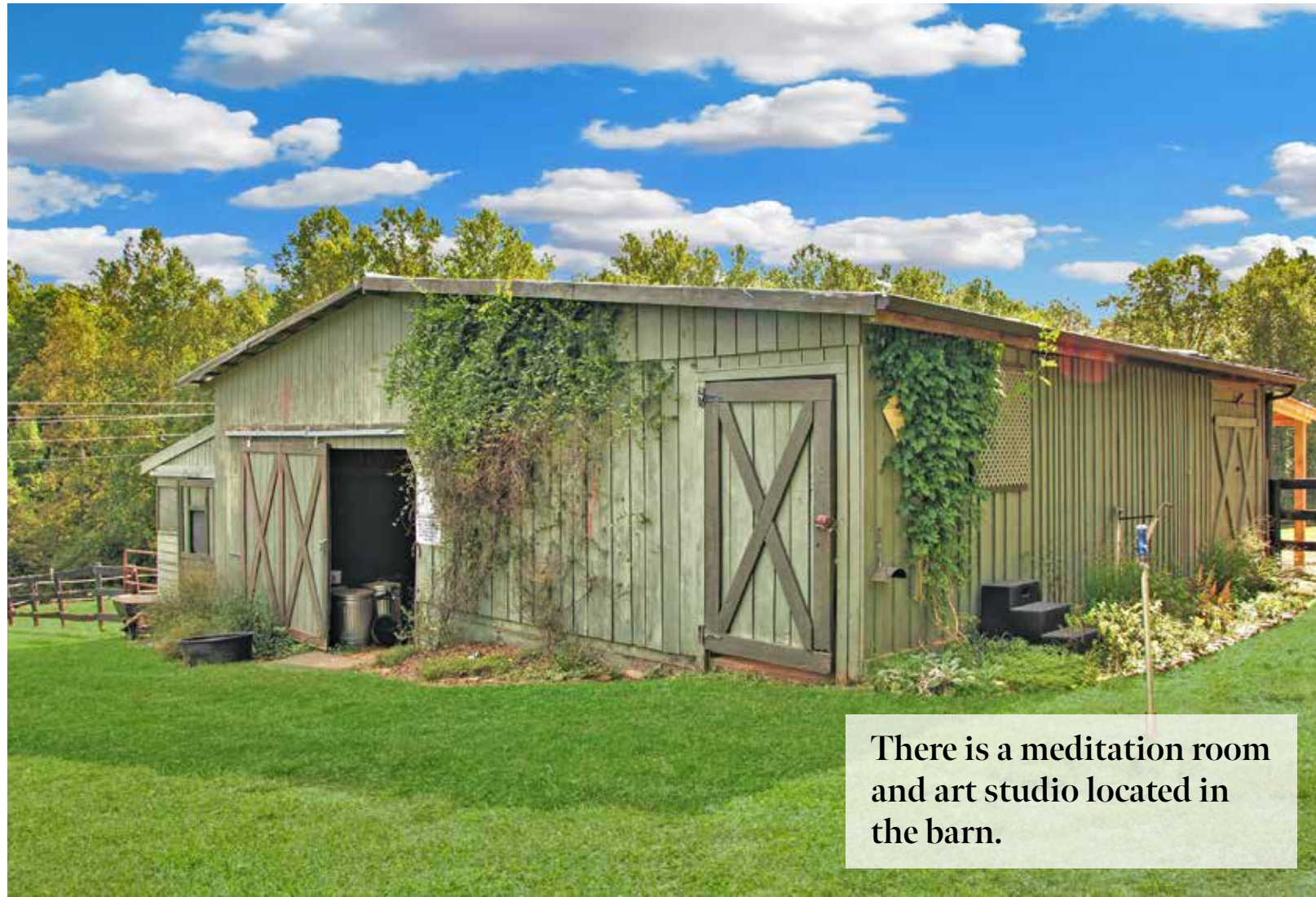
Rent: \$1,900/month

Rental contract: through August 23, 2023

Leasee would like to renew lease

1200 SF Approximate





HORSE PROPERTY FEATURES:

- Barn with three finished stalls: rubber mats, ceiling fans, feed buckets
- Tack room with electricity and concrete floor
- Second barn with one stall
- Four fenced fields (paddocks) and one dry lot
- Water hydrant beside run-in shed
- Four-ball trough (automatic waterer)
- Grass riding ring
- Trail to creek for riding out (needs attention)

OTHER INFORMATION

- Firefly Internet
- Propane and oil: Virginia Oil; propane tank owned
- Electric: Central Virginia Electric Co-Op
- 12+/- Acres are fenced.

- Septics pumped:
 - Main house and carriage house 2/1/22
 - Mint Cottage 8/25/22

Owner has done extensive renovations to the property, house and cottages that include:

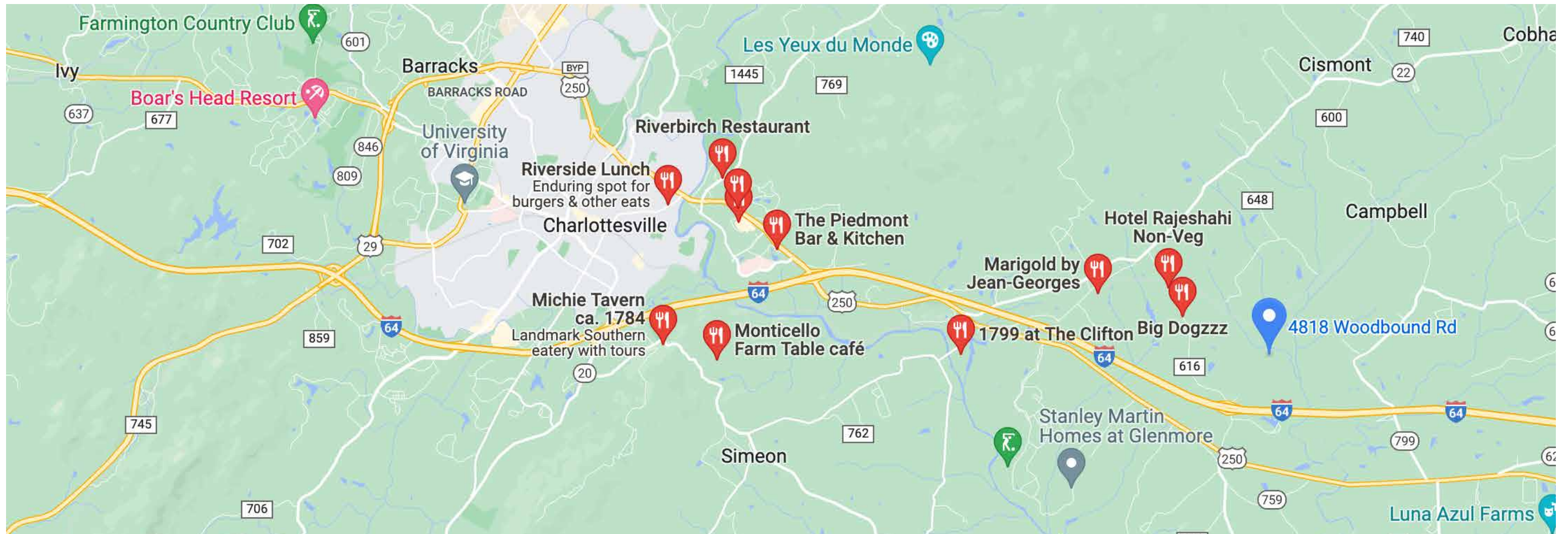
- Circular drive with central garden planted with peonies, decorative bushes, crepe myrtle tree.
- Stamped concrete walkways to front and side entrances.
- Three fiberglass entry doors and 14 Marvin infinity fiberglass double hung windows.
- Installed spark arrestor for chimney.
- Replaced most interior copper water supply lines with Pex.



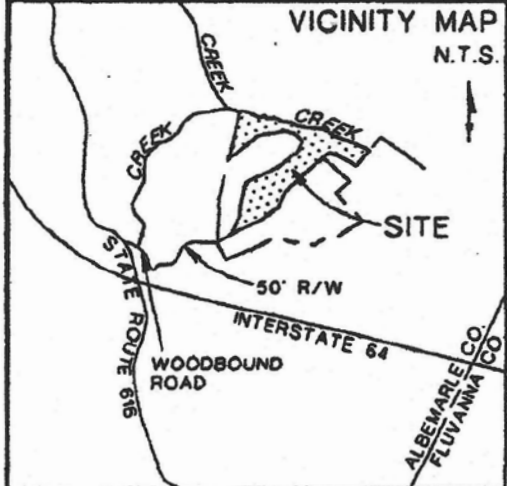


Woodbound Farm
4818 Woodbound Rd
Keswick, Virginia 22947

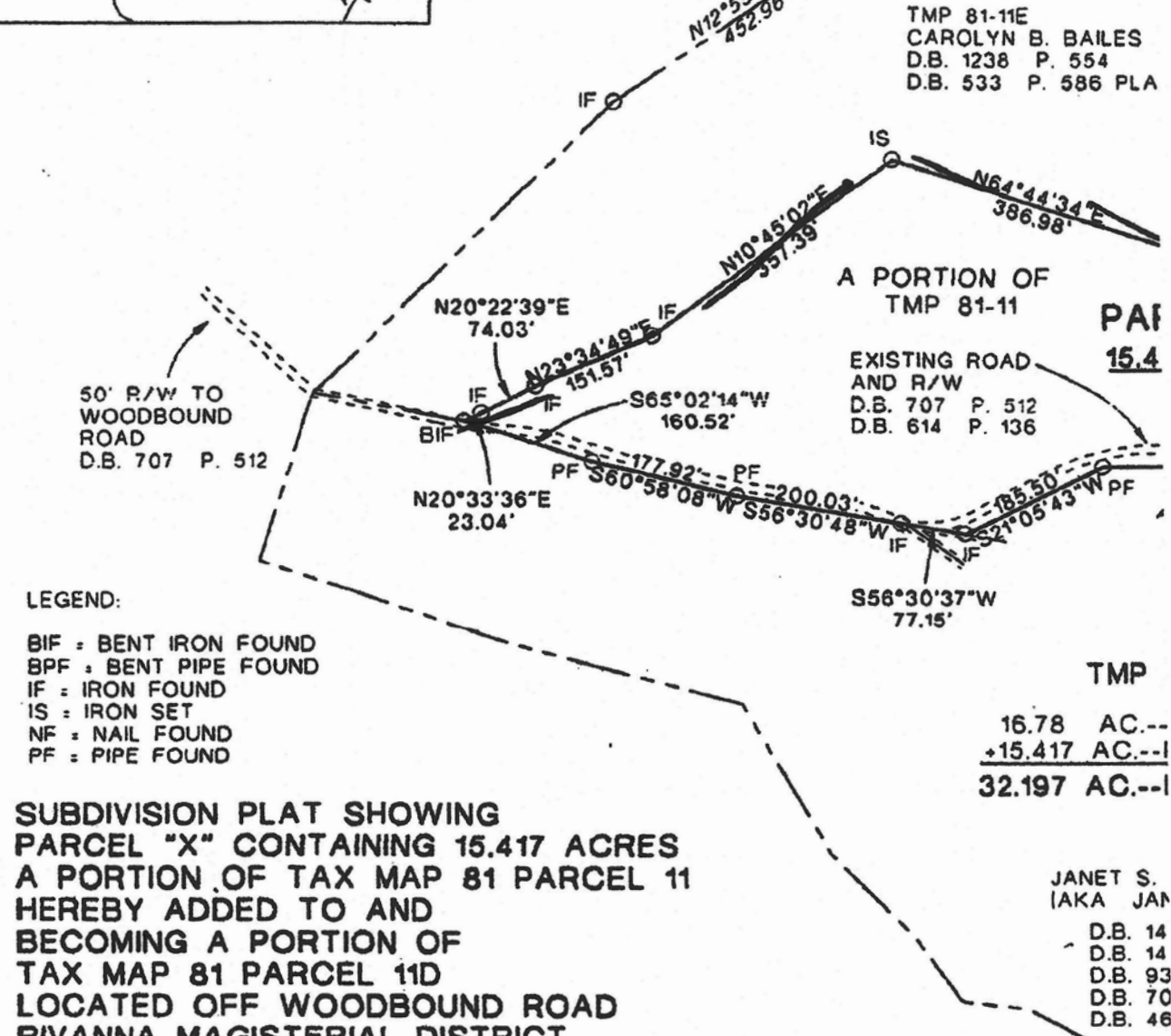
Convenient to Charlottesville, Rt.250, Richmond and I64.



BK 1948PG0691



TMP 80-73
 RIDDERVOLD FAMILY LIABILITY CO.
 D.B. 1446 P. 55
 D.B. 1140 P. 18
 D.B. 1128 P. 590
 D.B. 1046 P. 695
 D.B. 636 P. 387, 389 PLAT
 D.B. 328 P. 371
 D.B. 268 P. 579
 D.B. 172 P. 585
 D.B. 156 P. 326 PLAT
 D.B. 111 P. 88 PLAT



LEGEND:
 BIF = BENT IRON FOUND
 BPF = BENT PIPE FOUND
 IF = IRON FOUND
 IS = IRON SET
 NF = NAIL FOUND
 PF = PIPE FOUND

SUBDIVISION PLAT SHOWING
 PARCEL "X" CONTAINING 15.417 ACRES
 A PORTION OF TAX MAP 81 PARCEL 11
 HEREBY ADDED TO AND
 BECOMING A PORTION OF
 TAX MAP 81 PARCEL 11D
 LOCATED OFF WOODBOUND ROAD
 RIVANNA MAGISTERIAL DISTRICT
 ALBEMARLE COUNTY, VIRGINIA
 SCALE: 1" = 200' FEBRUARY 10, 2000
 REVISED: FEBRUARY 28, 2000

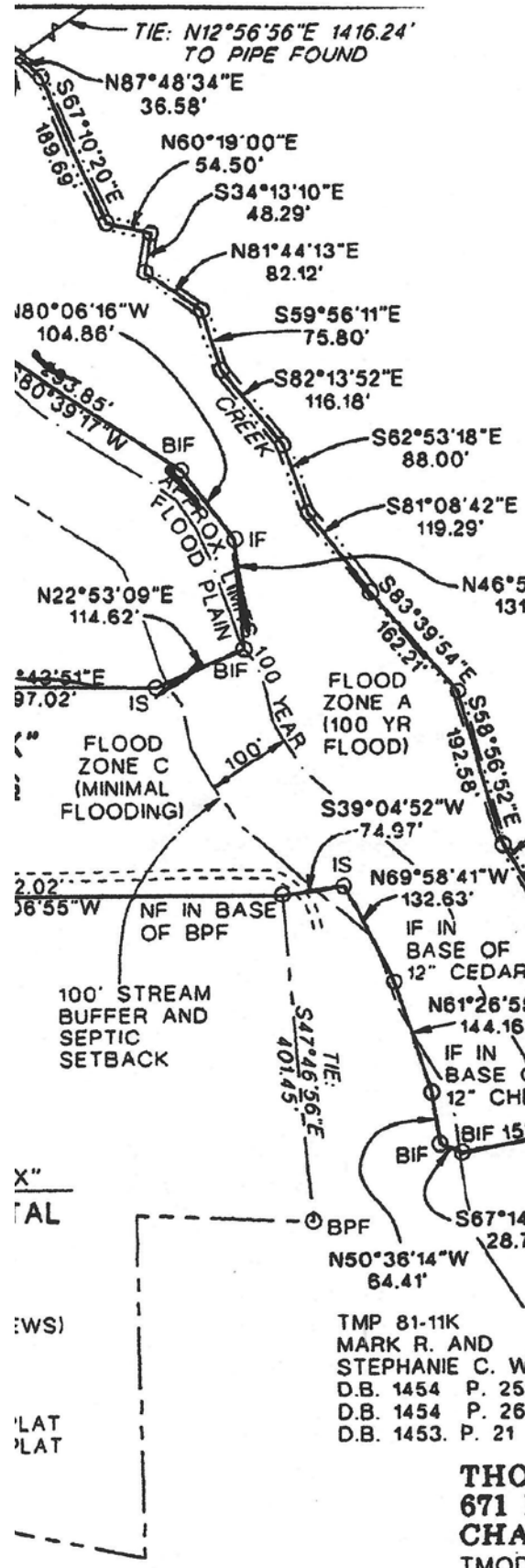
SETBACKS:
 FRONT--25'
 SIDE--25'
 REAR--35'

TMP 81-11E
 CAROLYN B. BAILES
 D.B. 1238 P. 554
 D.B. 533 P. 586 PLA

A PORTION OF
 TMP 81-11
 PAI
 15.4
 EXISTING ROAD
 AND R/W
 D.B. 707 P. 512
 D.B. 614 P. 136

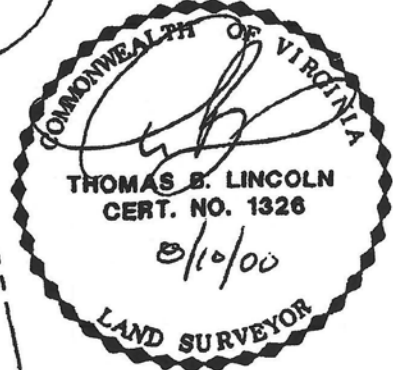
TMP
 16.78 AC.--
 +15.417 AC.--I
 32.197 AC.--I

JANET S.
 (AKA JAN)
 D.B. 14
 D.B. 14
 D.B. 93
 D.B. 70
 D.B. 46



TMP 81-11
 WOODBOUND FARM LAND TRUST;
 ROBERT M. AND CAROLYN C.
 MUSSLEMAN, TRUSTEES
 D.B. 1777 P. 338
 D.B. 1454 P. 263 PLAT
 D.B. 739 P. 653
 D.B. 144 P. 479-481 PLAT

418.795 AC.--EXISTING (PER PLAT)
 -15.417 AC.--PARCEL "X"
 403.378 AC.--NEW TOTAL



TMP 81-11K
 MARK R. AND
 STEPHANIE C. WILSON
 D.B. 1454 P. 259
 D.B. 1454 P. 263 PLAT
 D.B. 1453 P. 21

THOMAS B. LINCOLN LAND SURVEYOR INC.
 671 BERKMAR CIRCLE
 CHARLOTTESVILLE, VIRGINIA 22901
 TMODEL PB100 C:\DATA\98011700.PRO 98-0117-00



Woodbound Farm

Listing Agents
Bridget Archer & Pam Dent
Gayle Harvey Real Estate, Inc.