



# **Cheval Noir**

1074 Simmons Gap Road  
Dyke, Virginia 22935

## Equestrian & Country Living

Nestled in the heart of Farmington Hunt country, this exceptional, well-maintained horse farm spans 15 manageable acres. It features a 4-stall barn, paddocks, special care dry lot track, automatic waterer, and a five-acre flat hayfield/schooling area, making it ideal for horse enthusiasts. Located just minutes from several prominent hunting fixtures, the farm provides easy access to a vibrant equestrian community and the area's rich traditions.

Set amidst perennial gardens and mature trees, the 4-bedroom, 3.5-bathroom house envelops you in a warm ambiance, where every corner feels inviting, and each window offers a picturesque view. With soaring ceilings that uplift the spirit and open living spaces that allow for a gentle flow from room to room, this home exudes a retreat-like feel.

While this property is perfectly designed as a horse farm, the charm and versatility makes it ideal for a variety of uses.

Located just 25 minutes from Charlottesville, this is an opportunity to own a beautiful retreat property in a beautifully scenic area of Virginia.























# Welcome to Cheval Noir

This delightful home welcomes you with a charming entry hall that opens into a spacious, great room filled with natural light. Large windows showcase stunning views of the gardens and horses outside, creating a serene and picturesque backdrop. The open-concept design connects the great room, sunroom, and kitchen, offering an ideal flow for entertaining and everyday living. A formal dining room, perfectly blending elegance and comfort, opens to a small deck, enhancing the flow and adjoins the living room through pocket doors.

A distinctive feature of the great room is the intricate lion medallion that adorns the fireplace, creating a unique and captivating focal point. Architectural details and dramatic windows ensure that every corner of this space offers something beautiful to admire.

The kitchen is both stylish and highly functional, featuring custom no-VOC maple cabinetry with pull-out drawers and soft-close doors. A spacious pantry provides ample storage for all your culinary needs. Just off the kitchen, the sunroom invites you to relax with a cup of coffee, surrounded by lush perennial gardens and the peaceful sight of horses grazing nearby — an idyllic setting to begin your day.

The first-floor primary suite serves as a private retreat, offering a peaceful escape with lovely views. Upstairs, you'll find three additional bedrooms, two full baths, and a bonus room, providing ample space for family and guests.

The laundry room is on the first floor, providing direct access to the two-car garage and the terrace level. The unfinished walk-out basement, with roughed-in plumbing, offers endless potential for future expansion.









The Great Room







The Dining Room





The Den







The Kitchen







The Sunroom





The First Floor Primary Suite





The Laundry Room



## Spacious Upper-Level with Expansive Bonus Space

The second-level landing overlooks the stunning great room, creating an open and airy connection between the living spaces below and the private quarters above. This floor features three bedrooms, perfect for family or guests, and two full bathrooms, designed with comfort and convenience in mind. Additionally, a spacious bonus room offers endless possibilities—whether as a home office, media room, playroom, or guest suite, this versatile space can easily be tailored to fit your lifestyle needs. The thoughtful layout of this upper level ensures both privacy and ample space for everyone.





Upper Bedroom One



Upper Bedroom Two



Upper Bedroom Three



Upper Bonus Room



## Farm Information

**Hay Storage:** Barn will hold 400 bales.

**Two 2-Acre Pastures:** One with the run in shed and other with a feeding track.

**Ring Paddock & Barn Paddock:** Perfectly suited for training and exercise, these areas offer a dedicated space for honing skills and daily routines.

**Five Acre Hay Field / Flat Schooling Area:** This versatile flat area is perfect for flatwork, training exercises, or can easily be divided into additional paddocks to meet your needs.

**Automatic Waterer:** Located in the barn yard.

**Filtered Water:** There is a water filter system installed located in the basement of the residence that filters water to the barn and house.

**Special Care Dry Lot Track:** One of the pastures has been updated with an innovative track system that addresses the needs of easy keeper horses, while the interior may still be used along with the other pasture for horses who do well on grass turnout.

The thoughtfully designed layout ensures that both the daily needs and special care requirements of your horses are met with ease and efficiency. It is the perfect blend of functionality and flexibility for any horse enthusiast or professional.





## The Barn & Run In Shed

The barn is designed with flexibility in mind, featuring a dedicated tack room, three spacious stalls, and a convenient run-in area. For those looking to expand, it can easily be reconfigured to accommodate up to five stalls, each with a separate entrance for easier access. Whether you need additional space for horses or wish to create designated areas for other animals, this flexible setup offers both functionality and convenience. With its thoughtful design, the barn provides a practical solution for ensuring the safety and comfort of your animals, offering peace of mind and flexibility to adapt to your changing needs.











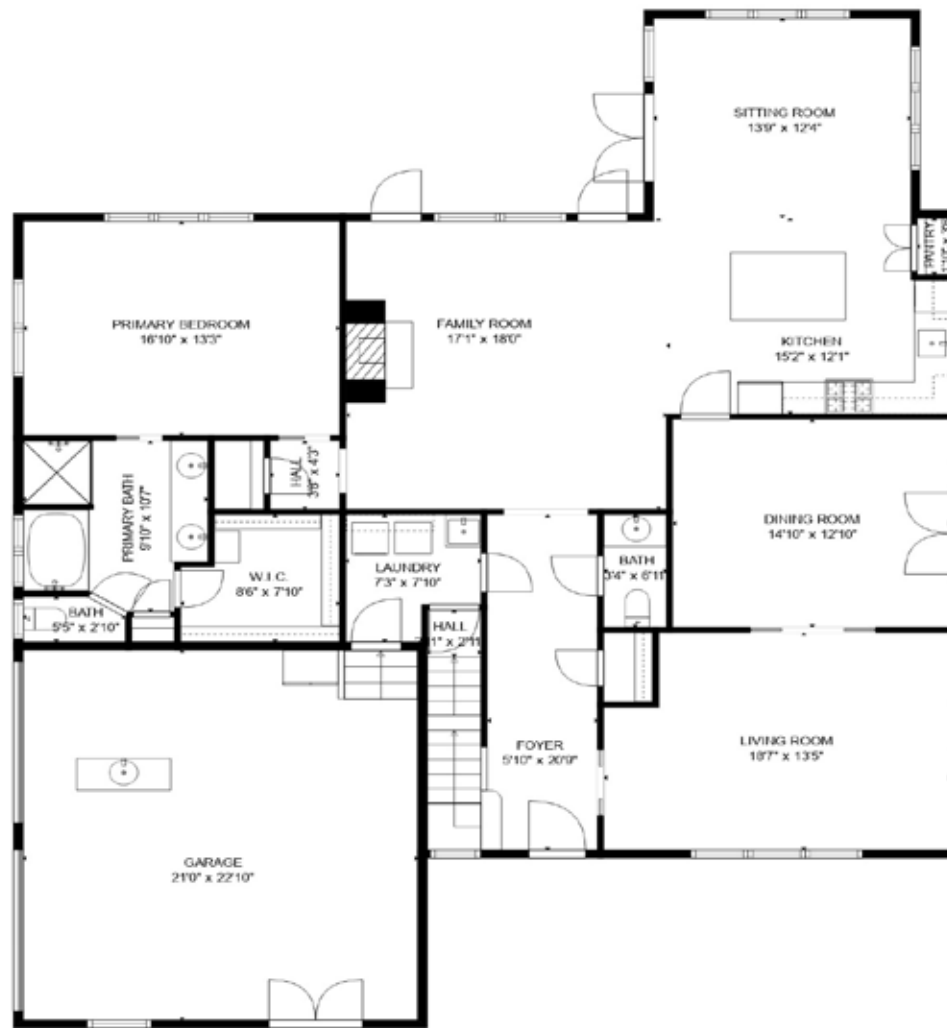




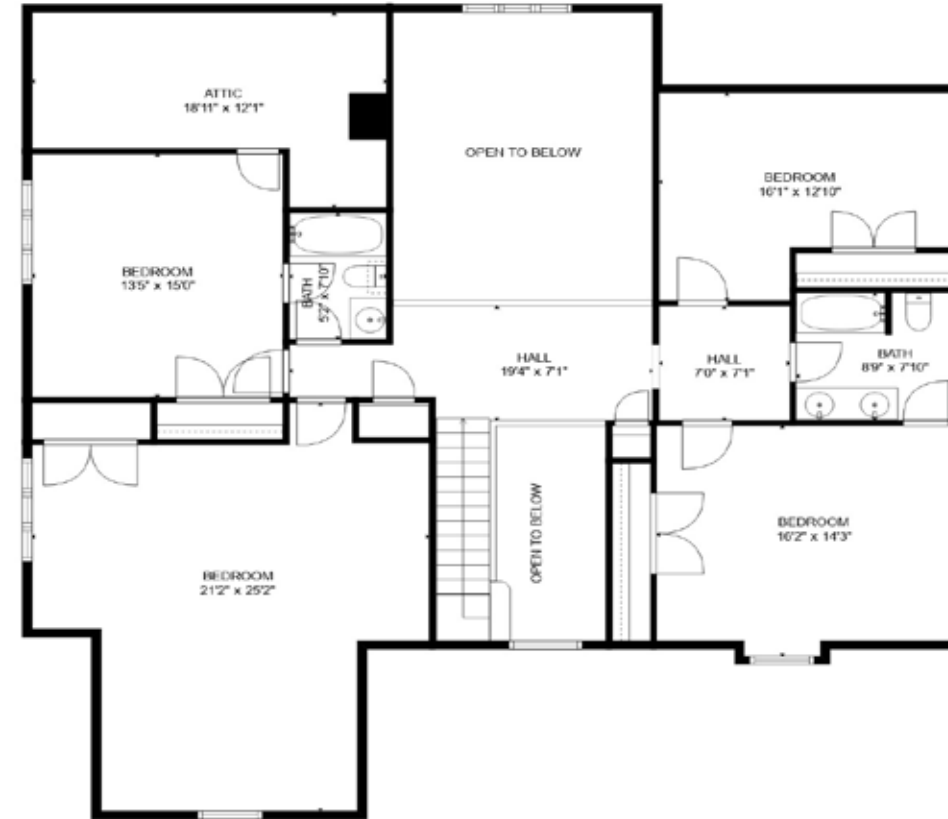
## The Tree House

Nestled amidst the serene landscape, this property boasts a charming tree house that adds a unique element of adventure and whimsy. Elevated among mature trees, the tree house offers a peaceful retreat, perfect for enjoying nature from a different perspective. Whether used as a private hideaway for quiet reflection or a magical play area for children, this tree house brings a sense of enchantment to the property.

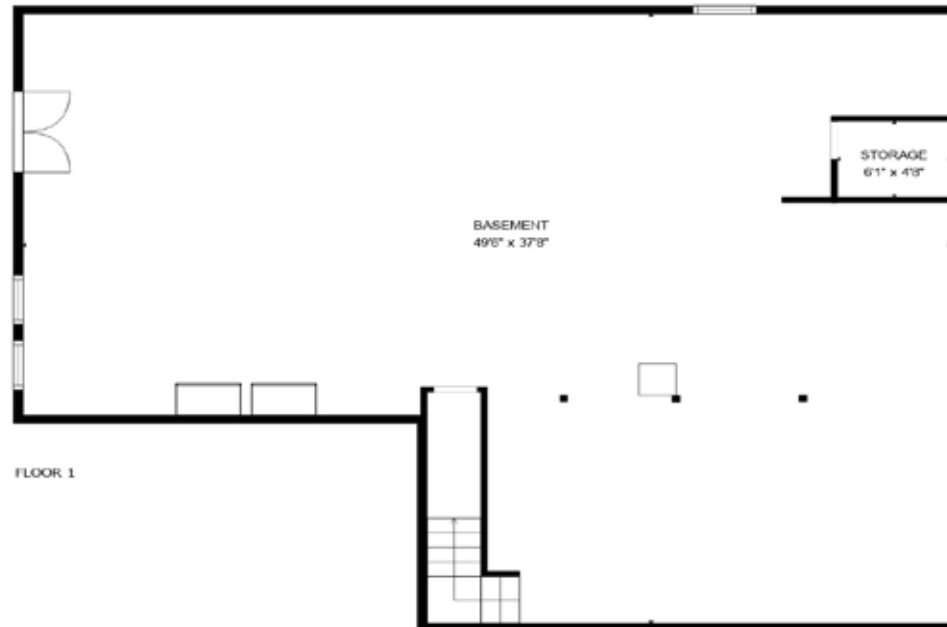




FLOOR 2



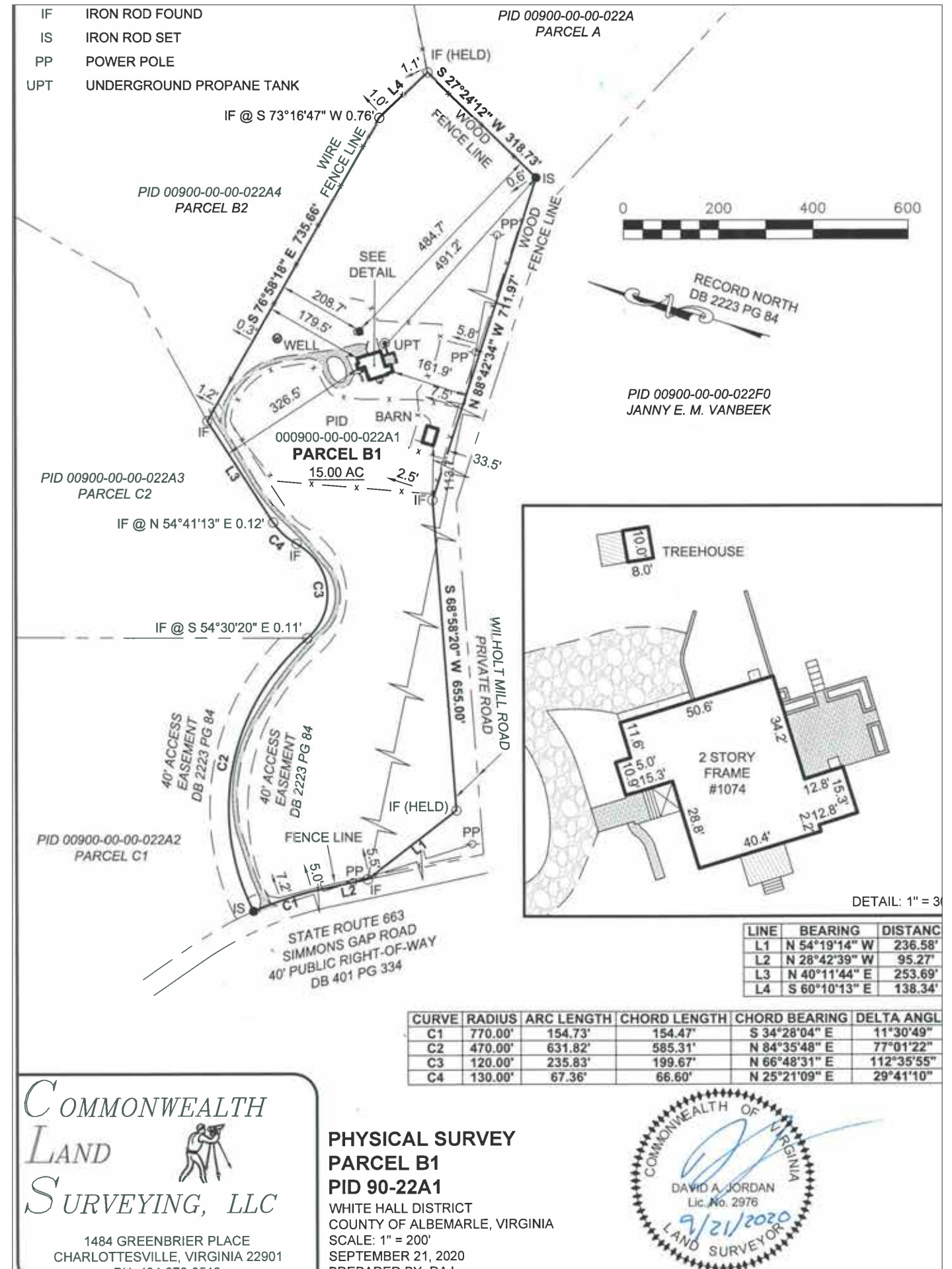
FLOOR 3



FLOOR 1

**TOTAL: 3299 sq. ft**  
 BELOW GROUND: 27 sq. ft, FLOOR 2: 1817 sq. ft, FLOOR 3: 1455 sq. ft  
 EXCLUDED AREAS: STORAGE: 34 sq. ft, BASEMENT: 1525 sq. ft, GARAGE: 480 sq. ft,  
 OPEN TO BELOW: 330 sq. ft, LOW CEILING: 68 sq. ft, ATTIC: 131 sq. ft









Exclusive Listing Agents

Bridget Archer 434-981-4149 | Pam Dent 434-960-0161



*Information in this brochure is considered reliable, but not guaranteed.*