

# Oakside Stables



2205 S. Amherst Hwy  
Amherst, VA  
Amherst County



# 2205 S. Amherst Hwy, Amherst

## Property Overview

Welcome to a rare opportunity to own a well-established equestrian facility, complete with a charming 2BR/3BA farmhouse, 1BR/1BA barn apartment, and 47 picturesque acres. This turnkey property offers everything a working horse farm needs, with expansive pastures, high quality barns, an indoor arena, and thoughtful design throughout.

## Utilities & Information

**Electric::** Appalachian Electric Power

**Heat & Air:** Heat Pump

**Generator:** No generator but house is set up for one to be connected.

**Propane:** None

**Wells:** There are three wells on the property. One for the barn on the hill, one for the house, one for the main barns. There is a 4th well that needs a well pump.

**Septic:** Pumped in 2024

**Internet:** Firefly

**2024 Taxes:** \$3,000

**Farm is sold “as is”.** Inspections are welcome for information purposes only.

## The Farm House

At the heart of the property sits a welcoming and easy-to-manage farmhouse that blends functionality with comfort. With two large ensuite bedrooms and a total of three full baths, this home offers flexible living space for family or guests. The living room and family room provide ample space for relaxation, while the expansive country kitchen makes both daily living and entertaining a pleasure. One of the home’s standout features is the bright sunroom, which offers views of the pastures and surrounding landscape. Hardy Plank siding, hardwood and vinyl laminate floors, large closets, a cozy wood stove, and broad front and back porches add to the charm and livability.

## Floor Plan

**Main Level:** Living Room, EnSuite Bedroom, Large Kitchen with Island, Large Family Room, Sunroom Overlooking Pastures, Laundry Room, Two Full Baths

**Upper Level:** Ensuite Bedroom

## Greenhouse

There is a large greenhouse with electricity located between the barn and the house.

## Barns & Equestrian Facilities

This property has been a working horse facility.. Two large barns offer a total of 30 stalls, along with numerous amenities to support a fully operational boarding, training, or lesson program.

**Barn 1** is a commercial-grade structure with a metal exterior and concrete block walls inside. It includes 17 stalls, a wide, drive-through center aisle that easily accommodates hay deliveries, farrier and vet visits, and general daily movement. Two tack rooms, a feed room, office, bathroom, and ample tool and utility storage make it fully functional. The attached one-bedroom, one-bath apartment includes a living area and kitchenette—ideal for staff, tenant, or additional rental income. A large hayloft and separate well support high-capacity operations. The attached indoor riding arena provides year-round training options.

**Barn 2** features 13 wooden stalls, a wide aisle, a tack room, and multiple storage and workspace areas, including a grow room. This second barn complements the main barn with additional capacity and flexibility.

**Riding Arenas:** An extra-large fenced outdoor arena (approx. 300’ x 150’) with a sand base and lighting is perfect for lessons or shows, while a second grass ring (approx. 100’ x 50’) has served as a dedicated dressage space. There are some trails on the property, along with natural jumps set along the fence lines—ideal for eventing or foxhunting preparation. The attached indoor arena allows for year-round riding and training in all weather conditions.

## The Land

The property itself is a blend of practicality and natural beauty. Fenced and cross-fenced with ample connecting gates, it includes large, usable pastures as well as smaller paddocks, all with water access. Two full-time creeks run through the land, adding to its lushness and appeal.

The land is home to many fruit trees—peach, apple, cherry, and crabapple—and is dotted with magnificent old oak trees. Perennial gardens bloom with lilacs, lilies, hostas, and roses, attracting butterflies and hummingbirds year after year. With a chicken yard, fire pit, built-in grill, and several decks and patios, the property encourages a full and enjoyable outdoor lifestyle.

Wildlife is abundant—deer, turkey, fox, the occasional otter, and great blue heron all frequent the grounds. For birders and nature lovers, it’s a true sanctuary.

























This commercial-grade barn features a durable metal exterior and interior concrete block walls for strength and easy maintenance. Inside are 17 well-ventilated stalls and a wide, drive-through center aisle—ideal for hay deliveries, farrier and veterinary access, and smooth daily operations. The barn includes two tack rooms, a feed room, office, wash stall with hot & cold water, bathroom, and generous storage for tools and equipment. The barn is directly connected to the indoor arena for year-round convenience.











## Barn Apartment with Kitchenette

The barn apartment offers a bright and functional living space perfect for staff or rental income. Featuring a kitchen with natural wood cabinetry, granite-look countertops, and open shelving, the space is thoughtfully arranged for everyday convenience.

A compact dining nook with bar seating adds charm and usability. Neutral tile floors and plenty of natural light create a clean, inviting atmosphere. With a private bedroom, full bathroom, and separate entrance, this apartment provides flexibility and privacy in a peaceful farm setting.











## Barn 2

Barn 2 features 13 wooden stalls, a wide aisle, a tack room, and multiple storage and workspace areas, including a grow room. This second barn complements the main barn with additional capacity and flexibility.







## Charming & Functional Farmhouse Living

At the center of the property is a thoughtfully designed farmhouse that combines classic comfort with everyday practicality. With two spacious ensuite bedrooms and three full bathrooms, the home offers generous, flexible living space ideal for family, guests, or quiet country living.

The layout includes a welcoming living room, an oversized family room perfect for gatherings, and a bright, open country kitchen with a center island—ideal for cooking, conversation, and entertaining. A standout feature is the sunroom, filled with natural light and offering expansive views of the pastures beyond.

Details like hardwood floors, hardy board siding, large closets, and a cozy wood stove add warmth and character, while broad front and rear porches invite you to relax and take in the peaceful surroundings. The home is serviced by its own well and septic system, providing self-sufficiency in a serene rural setting.







## Inviting & Light-Filled Living Room

Warm and welcoming, the living room offers a comfortable retreat with hardwood floors, natural wood trim, and abundant natural light. Large windows frame peaceful views, while the open layout creates a sense of spaciousness.





## Spacious Country Kitchen with Dining and Gathering Space

This expansive country kitchen is the heart of the home—designed for both functionality and connection. Warm wood tones, ample counter space, and a large center island make cooking and entertaining a pleasure. An open layout flows easily into the dining area and adjacent living spaces, while hardwood floors and wood paneling add rustic charm. Whether you're preparing meals, hosting gatherings, or enjoying quiet mornings, this inviting space brings everyone together.







## **Bright & Versatile Family Room with Access to Sunroom**

This spacious family room offers flexibility for everyday living, entertaining, or relaxing. With multiple windows, and a ceiling fan for comfort, the space feels both open and cozy. A wide doorway leads directly to the sunroom, creating a seamless flow and offering views of the surrounding pastures. Whether used as a media room, casual lounge, or gathering spot, this room easily adapts to your needs.

## **Light-Filled Sunroom with Stunning Pastoral Views**

Surrounded by windows and bathed in natural light, the sunroom offers a peaceful space to relax, read, or take in the beauty of the land. Overlooking pastures, mature trees, and distant fencing, this serene retreat brings the outdoors in with panoramic views in every season. The long layout easily accommodates a sitting area, studio, or personal retreat, and has a cozy, welcoming feel. Whether you're enjoying your morning coffee or winding down in the evening, the sunroom is a favorite spot to connect with nature.











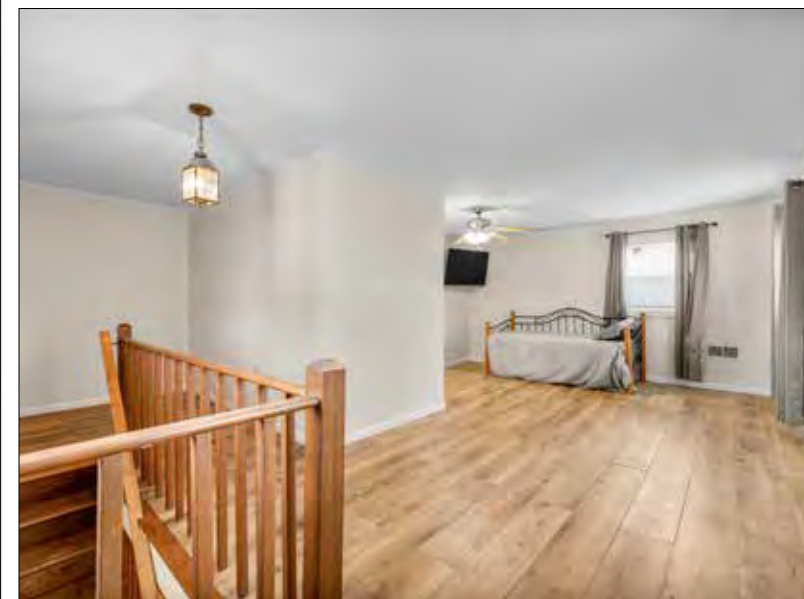
## Spacious Primary Suite

The primary suite offers a comfortable and private retreat with a large ensuite bath and generous closet space. A set of doors leads directly to the sunroom, creating a seamless connection to natural light and serene views.



## Private Loft Ensuite

Tucked away on the upper level, the loft ensuite offers a quiet and private space perfect for guests or extended stays. With its own full bath, this versatile space combines comfort and privacy with a warm, inviting atmosphere. Ideal as a guest suite, studio, or office, it adds flexible living to the home's thoughtful layout.





## Prime Central Virginia Location

While tucked privately off Route 29 Business, the property offers excellent proximity to key destinations:

- Just 3 minutes to Sweet Briar College and a Bedford Hunt Club fixture
- Within 20 minutes of Lynchburg's universities, including Liberty University (14 miles)
- 16 miles to Lynchburg Regional Airport
- Only 1 hour to Charlottesville
- 40 miles to the Virginia Horse Center in Lexington

This location is ideal for an active equestrian lifestyle, with access to multiple foxhunt clubs within a two-hour radius. The strong demand for boarding and lessons in the area has consistently exceeded capacity—making this property not only a place to live and ride but a proven income-producing opportunity.

## Additional Opportunities

**Rental Income:** The 1BR/1BA barn apartment has rental potential.

**Trainer or Business Partner:** A local horse trainer with a strong reputation is interested in a possible lease or partnership arrangement.

**Veterinary Clinic:** The layout and need in the region make this property a smart choice for a veterinary clinic or equine surgery facility.

## A Complete, Ready-to-Go Horse Farm

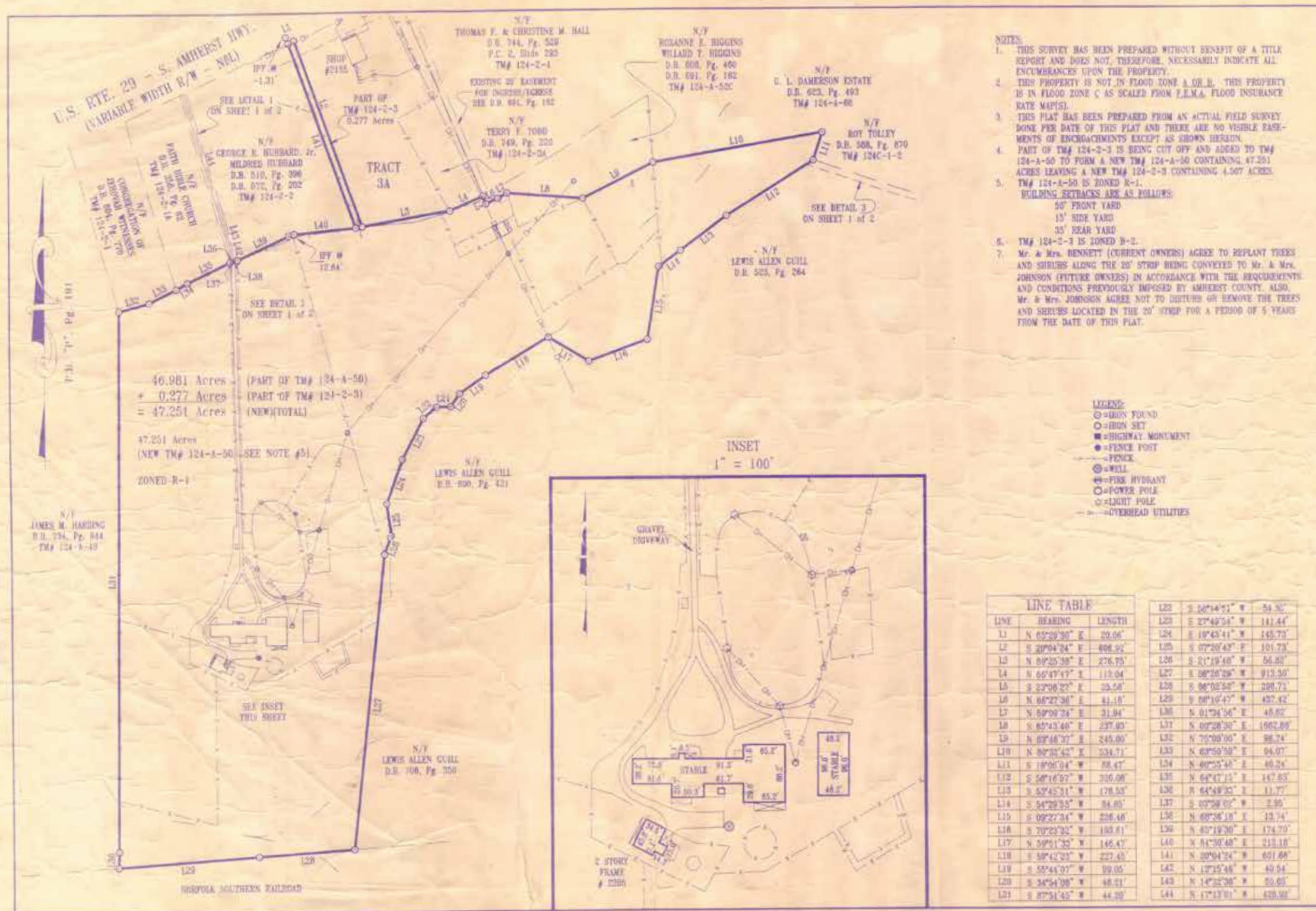
With everything already in place—housing, barns, arenas, fencing, utilities, and a history of success—this is more than just a property. It’s a lifestyle, a business opportunity, and a haven for horses and people alike. Properties like this don’t come along often, and certainly not in such a prime and well-established location.

Shown by Appointment Only

Contact us to arrange a private tour and explore the full potential of this remarkable Central Virginia equestrian facility.



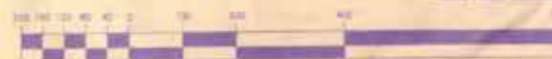




- NOTES:
- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
  - THIS PROPERTY IS NOT IN FLOOD ZONE A OR B. THIS PROPERTY IS IN FLOOD ZONE C AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP(S).
  - THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCUMBRANCES OF ENCROACHMENTS EXCEPT AS SHOWN HEREON.
  - PART OF TM# 124-2-3 IS BEING CUT OFF AND ADDED TO TM# 124-A-50 TO FORM A NEW TM# 124-A-50 CONTAINING 47.251 ACRES LEAVING A NEW TM# 124-2-3 CONTAINING 4.507 ACRES.
  - TM# 124-A-50 IS ZONED R-1.  
BUILDING SETBACKS ARE AS FOLLOWS:  
50' FRONT YARD  
15' SIDE YARD  
35' REAR YARD
  - TM# 124-2-3 IS ZONED B-2.
  - Mr. & Mrs. BENNETT (CURRENT OWNERS) AGREE TO REPLANT TREES AND SHRUBS ALONG THE 20' STRIP BEING CONVEYED TO Mr. & Mrs. JOHNSON (FUTURE OWNERS) IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS PREVIOUSLY IMPOSED BY AMHERST COUNTY. ALSO, Mr. & Mrs. JOHNSON AGREE NOT TO DISTURB OR REMOVE THE TREES AND SHRUBS LOCATED IN THE 20' STRIP FOR A PERIOD OF 5 YEARS FROM THE DATE OF THIS PLAT.



**JAMES C. MAY & ASSOCIATES, PC**  
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1001 COURT STREET  
LYNCHBURG, VA 24504  
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PLAT SHOWING DIVISION OF THE  
**PATRICK N. BENNETT & GENESIA L. BENNETT**  
PROPERTY ON U.S. ROUTE 29  
COURTHOUSE-BLON MACHETAL DISTRICT AMHERST COUNTY VIRGINIA  
SOURCE OF TITLE: PATRICK N. BENNETT AND GENESIA L. BENNETT, D.B. 715, Pg. 829  
FOR: PATRICK N. AND GENESIA L. BENNETT  
P.B. REF. 1E 155 TAX ID: 124-A-50, 124-2-3

Designed: JJJ  
Drawn: JJJ  
Scale: 1" = 60'  
Date: APR. 02, 2004  
Revised:

Commission No.  
**04055**  
Sheet No.  
**2 of 2**









**MCLEAN FAULCONER INC.**

FARM, ESTATE AND RESIDENTIAL BROKERS

**Listing Agents:**

**Bridget Archer 434-981-4149**

**Pam Dent 434-960-0161**

**[VirginiaCountryLiving.com/2205-s-amherst](https://VirginiaCountryLiving.com/2205-s-amherst)**

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