

MILL HILL

C. 1840



Roseland, Virginia

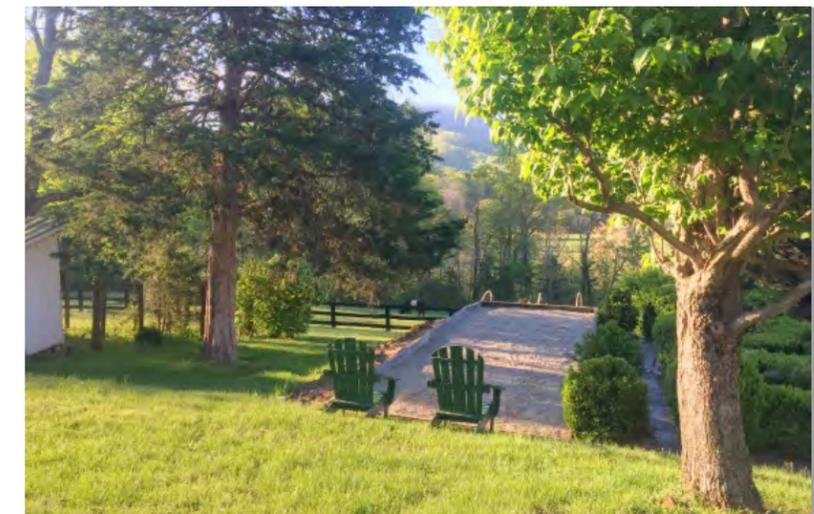


Family Reflections

Mill Hill Farm has been a treasure and a gift for our family. It was a new adventure in farm country living for us all — a place to ride horses, play in the dirt together, plant trees and flower beds and build a boxwood garden. It was the perfect place for family gatherings and personal refreshment as we took in the spectacular scenery of the surrounding mountains. It was life at a different pace, and it brought joy, peace, and wonder for everyone who shared time there. We called it our slice of heaven on earth.

We have loved the many adventures and discoveries experienced in the fields, woods, river, and pond around the farm. For us, it's been home to horses, cows, chickens, dogs, and a donkey, providing endless joy and entertainment to kids and grandkids alike! When rural life became too slow for the younger generations, we enjoyed many nearby activities in and around Wintergreen Resort, like skiing, snow tubing, golfing, apple picking, and the many hiking trails.

We've loved the rich history of this farm: the home, the land, and the people. We are passionate about historical preservation, and took great delight in the many historical treasures we discovered along the way. We cherish our many memories of celebrations, holiday meals, family reunions, and retreats with friends and family. However, as our kids have grown and family members have moved into new seasons, it is time for a new family to bring their life and vitality to this cherished valley retreat.



MILL HILL

C.1840

Located in the southwestern end of the Rockfish Valley in Nelson County, Mill Hill Farm sits on a grassy rise along the South Fork of the Rockfish River. The land is gently rolling and the scenery is breathtaking. You feel the historic charm of this property the moment the farm comes into view.

Mill Hill includes an ensemble of domestic and farm buildings reflecting Nelson County's agricultural practices from the antebellum period. The house retains hand-carved mantels, grained doors, and interior trim showing the integrity of design, artistry, and materials.

The main house is built on a brick foundation, laid in five-course American bond and clad in weath-erboard. The original core of the house has corner boards. The north and the south elevations have overhanging eaves with styl-ized Doric mutual blocks above reeded triglyphs with cavetto molding below.

HIGH VIEW / MILL HILL
FARM

CIRCA 1840

HAS BEEN PLACED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES

BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR



THE HOUSE

Mill Hill has the stability of location and setting as all historic resources on the property are at their original sites. The overall rural, agricultural setting that has characterized the property throughout its history is intact.

The primary dwelling has evolved but retains the integrity of design, artistry, workmanship, and materials as an antebellum Greek Revival house built by a prosperous plantation owner.

There is a partial-width addition at the rear of the house on a raised basement.

On the interior, the original portion of the house has two principal rooms on each level. In addition, there is an entrance hall between the library and living room on the main level.

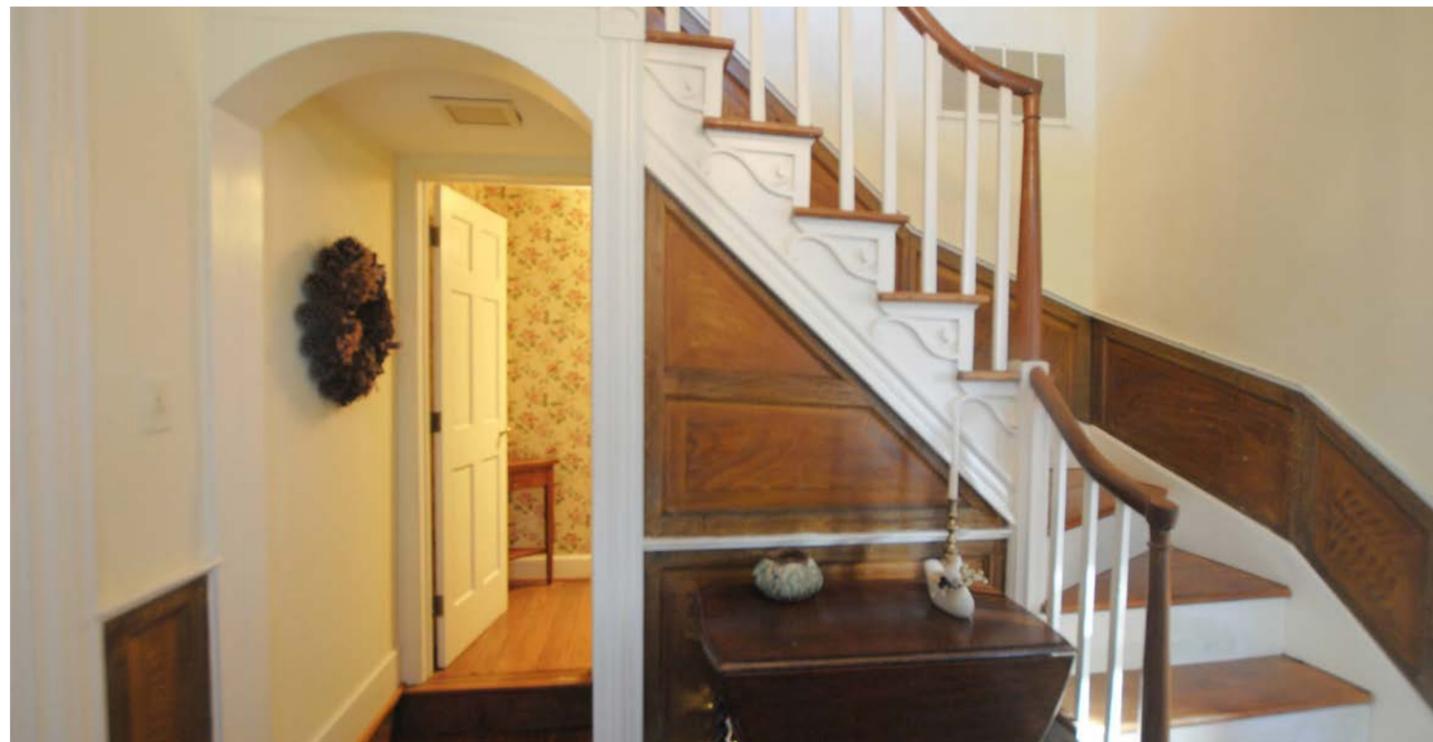


BEYOND THE FRONT DOOR

The unusual "lobby stair" indicates the caliber of artisans hired to construct the house.

The prominent placement of the lobby stair with its distinctive design and the faux graining of wood finishes on the interior and the façade's classically detailed cornice contribute to the property's architectural significance.

Tucked into the arch in the entrance hall is a straight-run stair that descends to the English Basement; beyond the stairs is a half bath.



THE LIBRARY

The entire mantelpiece is faux painted by a technique referred to as potato painting.



THE FIREPLACE

The mantel has fluted pilasters carrying a broad entablature and molded shelf. The frieze has a pattern of alternating narrow and broad fluting between blocks with applied abstract sawn work above the pilasters. The entire mantelpiece is faux painted by a technique referred to as potato painting.



THE LIVING ROOM

The living room has a chair rail with raised panel dado.
There is a door that leads to the master suite.



THE FIREPLACE

The fireplace is faux grained, and the pilasters have a stylized foliate applied trim and an entablature with two recessed panels with blocks above the pilasters with carved chevrons, and a molded shelf.





BACK STAIRS CONNECTOR

The connector hall to the rear wing has an exposed wall with timber framing and brick nogging.

The rear wing consists of a primary suite on the main level and a kitchen and breakfast nook on the basement level.

BUTLER'S PANTRY PASS THROUGH

A pass-through butler's pantry is between the living room and the library, complete with a stove, dishwasher, sink, and storage.



THE PRIMARY SUITE

The Primary Suite is bright and open with two large closets and an attached bath.



THE PRIMARY BATH

The spacious primary bath has dual vanities, a Jacuzzi tub, separate shower.





BEDROOMS ON SECOND LEVEL

The doors from the bedrooms to the hall are grained, and cased-in closets show artistry and workmanship. The walls have chair rails and wide baseboards.

The fireplace in the west room has a fluted pilaster supporting a pulvinated frieze and molded shelf.



The current owner added the fireplace mantel in the east bedroom. It has Greek Revival trim surrounding the fireplace with a molded shelf above.

The hall between the two bedrooms is spacious and has a cased-in closet and doors to the balcony located at the front of the house.

THE FAMILY ROOM

The English Basement level has two rooms in the house's core, with a transverse hall between them leading to the rear kitchen addition. The original two rooms have exposed ceiling beams and brick walls. Stone floors have been added throughout the basement level.



There is a greenhouse off the Family Room for growing fresh vegetables and flowers.

THE WOODSTOVE



THE DINING ROOM

The dining room has exposed ceiling beams and brick walls.

A Lazy Susan is set in the wall between the dining room and the hall. The structure has curved tin doors with punch work on both sides, and four round revolving shelves.



There are nice views from the window in the dining room.





THE KITCHEN

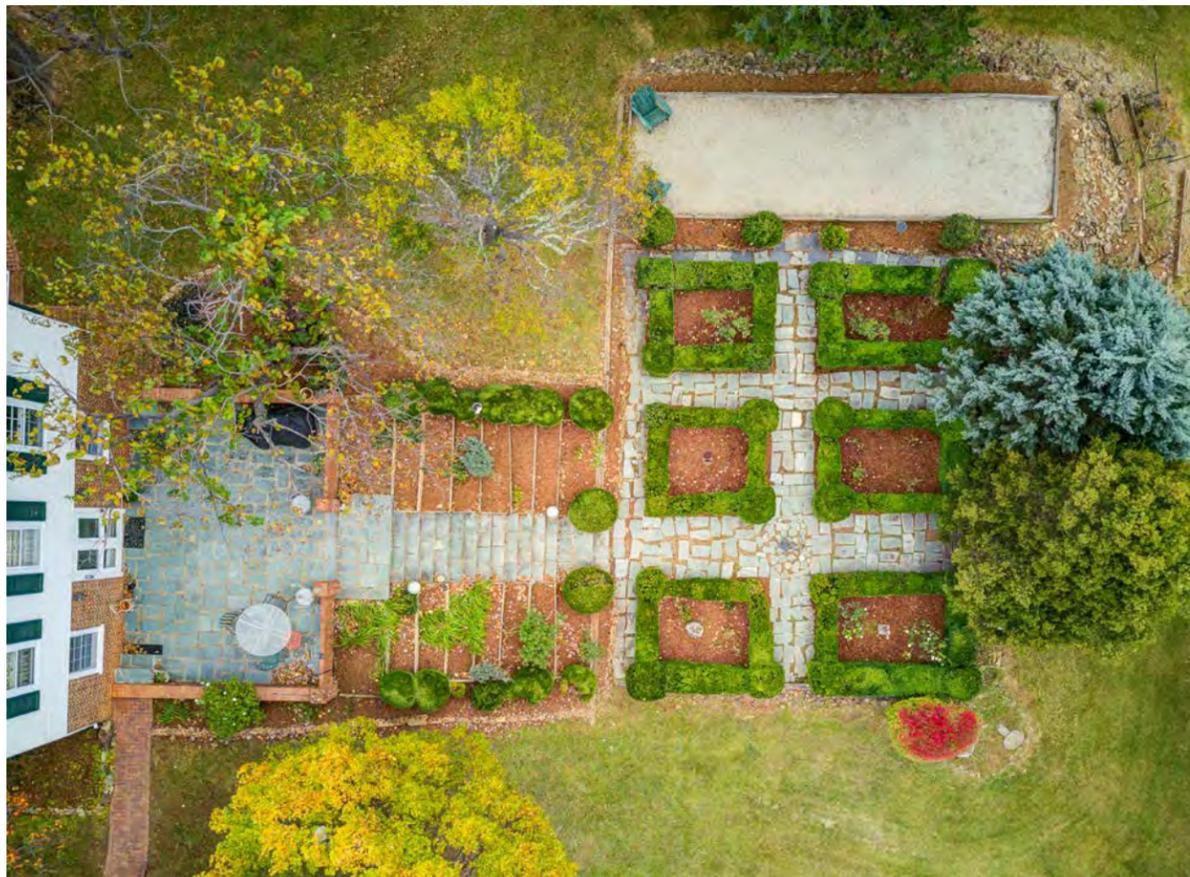
The large open country kitchen lined with windows invites you to the patio with formal gardens. Instantly, it is easy to imagine becoming the next owner of this outstanding legacy.



THE BREAKFAST ROOM

There is a breakfast room off the kitchen and close to the door leading to the patio.

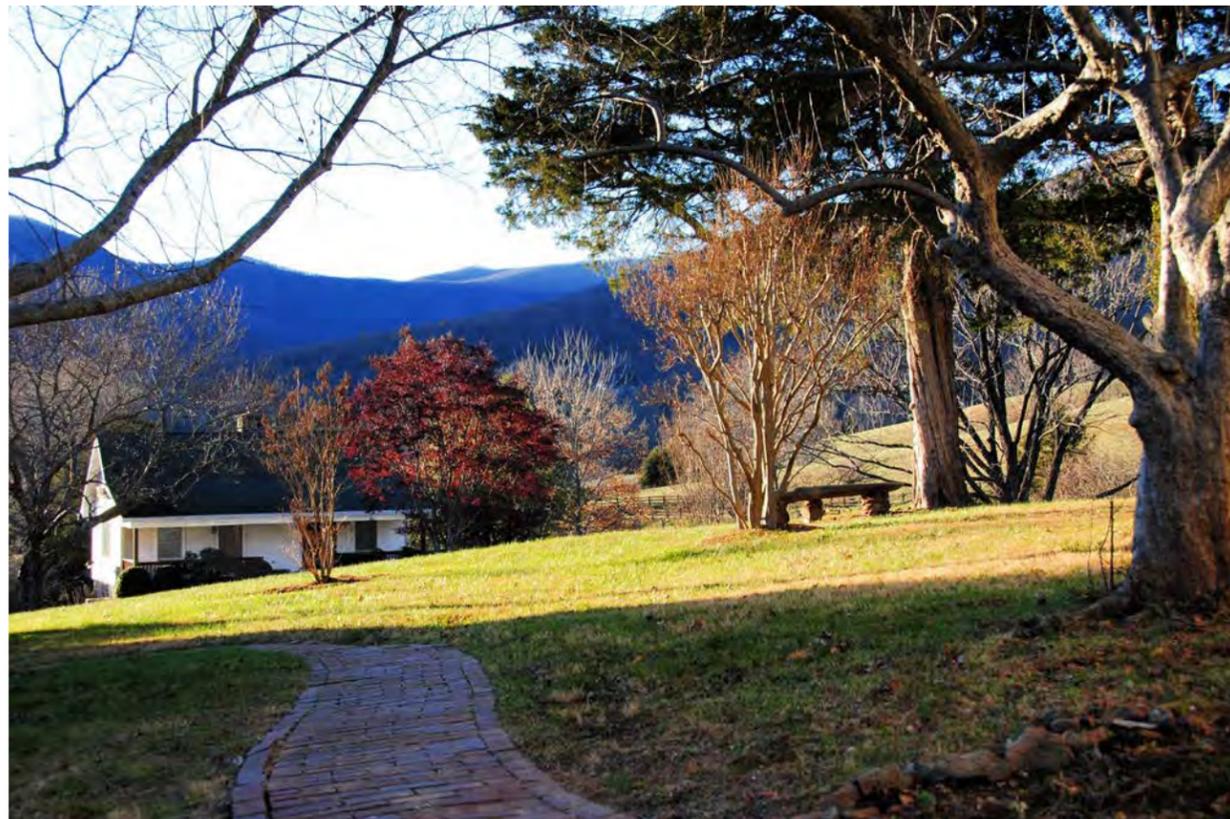




THE GUEST HOUSE

This former c.1840 servant dwelling is a guest house with a caretaker's apartment below.

Originally there were four large, separate rooms, two on the main level and two in the basement, a typical layout for a dwelling that would have housed multiple families. The foundation, framing, and chimney are all original. The front porch shelters two entrances that likely are original to the building.



THE OUTBUILDINGS

The Bank Barn, c.1840

This frame, gable-roofed bank barn has a ramped entrance on its northeast elevation with oversized sliding doors hung on tracks. The lower level contains 8 stalls for horses or other livestock.



The Horse Barn, c.1870

Because the farm did have dairy cows at one point, the building also may have been a milking shed. It retains interior stalls.



The Ice House, c.1840

This frame, gable-roofed structure with a shed-roofed addition houses a deep, stone-lined ice pit. It would also have been used for meat storage.

The Poultry House, c.1920

The poultry house has a combination of vertical-board and board-and-batten siding. A single window opening spans the longitudinal wall covered by mesh.



The Dog Run, c.1920

This small, frame, shed-roofed structure is clad in board-and-batten siding and has an adjacent fenced-in area.



The School, c.1870

This 1½ -story frame building sits on a stone foundation, has a side-gabled, standing seam metal roof, and is clad in weatherboard.

Stewards of Mill Hill

Information from The National Register of Historic Places

Ryland Rodes, a native of Albemarle County, Virginia, was born in 1796. In 1832, he married Sarah Virginia Woods, the daughter of prominent Nelson County U.S. Army officer Major James Woods of Three Chimneys in Nellysford, Nelson County. In addition to Three Chimneys, the Rodes and Woods families were associated with several prominent properties in Nelson County, including Fork Farm and Old Kleinberg.

Although a 1937 WPA report on the house, then called High View, suggests the house was built by a James Napier in 1836, the Nelson County tax and land records do not support that contention. It does, however, provide some information about the later evolution of the house.

In 1844, Rodes purchases from William Goodwin 287 acres “more or less.” Interestingly, the indenture of 1845 describes the land transferred from William Goodwin to Rodes as “the tract of land whereon I (Goodwin) now reside.” This is about the time that William Goodwin purchased his brother’s house, Riverside Farm (NRHP 2016; VDHR; 062-0096), which he completed. Riverside, like Mill Hill, has a lobby stair and a large in-wall Lazy Susan in the basement level.



Stone Foundation/Ruin c.1845. This random rubble stone foundation stands at the southwest of the property in close proximity to a small stream, and a pond. It may be the ruins of a mill shown on historic maps.

The 1850 agricultural census states that Ryland Rodes had 650 acres of improved land and 722 acres of unimproved land, valued together at \$18,000. The farm stayed in the Rodes family until 1965 when it was purchased by Robert Blaylock. Historic aerial photos suggest that the main orchard area, south of the house, was cleared between 1959 and 1967.

In 1979, the house was sold to L. Clay and Barbara Camp. The Camps bred thoroughbred horses. Their Glenmore Farm operation was in neighboring Albemarle County until 1987, when the Camps moved it to central Kentucky. Camp was responsible for some exterior alterations to Mill Hill’s primary dwelling – he removed a one-story porch on the house’s north facade; the porch had four columns with a turned balustrade and brick steps to grade with brick cheek walls. He replaced it with the porch that is there today. He also removed a two-story porch on the south elevation, which had been the original facade, to add the current rear addition.

In 1988, Camp and his wife Barbara sold the house and 290.5 acres to Mike Riddick, who subsequently subdivided the land and sold to the current owners 26.59 acres containing the house and curtilage.

ADDITIONAL INFORMATION

LOCATION: Mill Hill Farm is a beautiful forty-minute drive from Charlottesville. From Charlottesville, take I64W, exit 107 to 250W, left on 151S, Right on Rt. 664, turn right onto Winery Lane.

WINTERGREEN RESORT: Wintergreen is just 20 minutes down the road and offers many activities. There is a golf courses at Devil's Knob and one at Stoney Creek with 27 holes, skiing, snow tubing/boarding, swimming, tennis, and hiking on the Appalachian Trail. In addition, there is a performing arts center and fine dining,

CABLE: Dish network

INTERNET: Firefly

ELECTRIC COMPANY: Central Virginia Electric Cooperative

PROPANE COMPANY: Suburban

Propane tank by the guest house (owned): 120 gallons for fireplaces

Propane tank by the schoolhouse (rented): runs Generac main house generator

HEAT PUMPS:

#1 main house, upper levels. Replaced in 2019

#2 main house, basement. Replaced in 2022

#3 heats the primary bedroom addition and is over 20 years old.

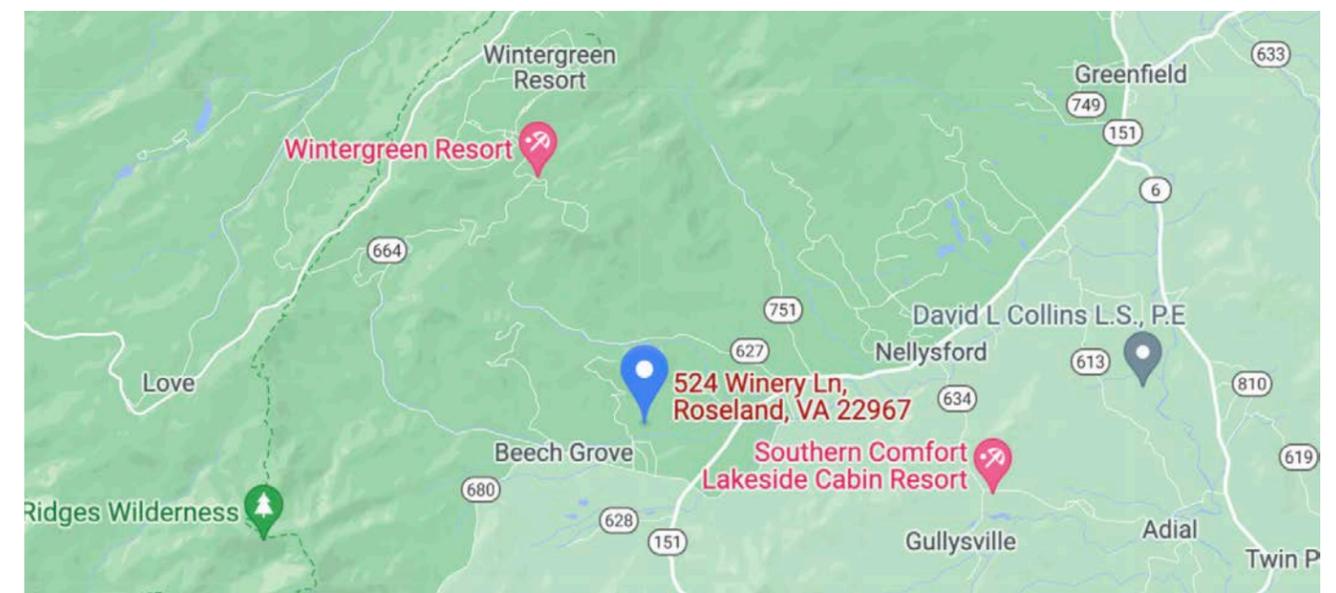
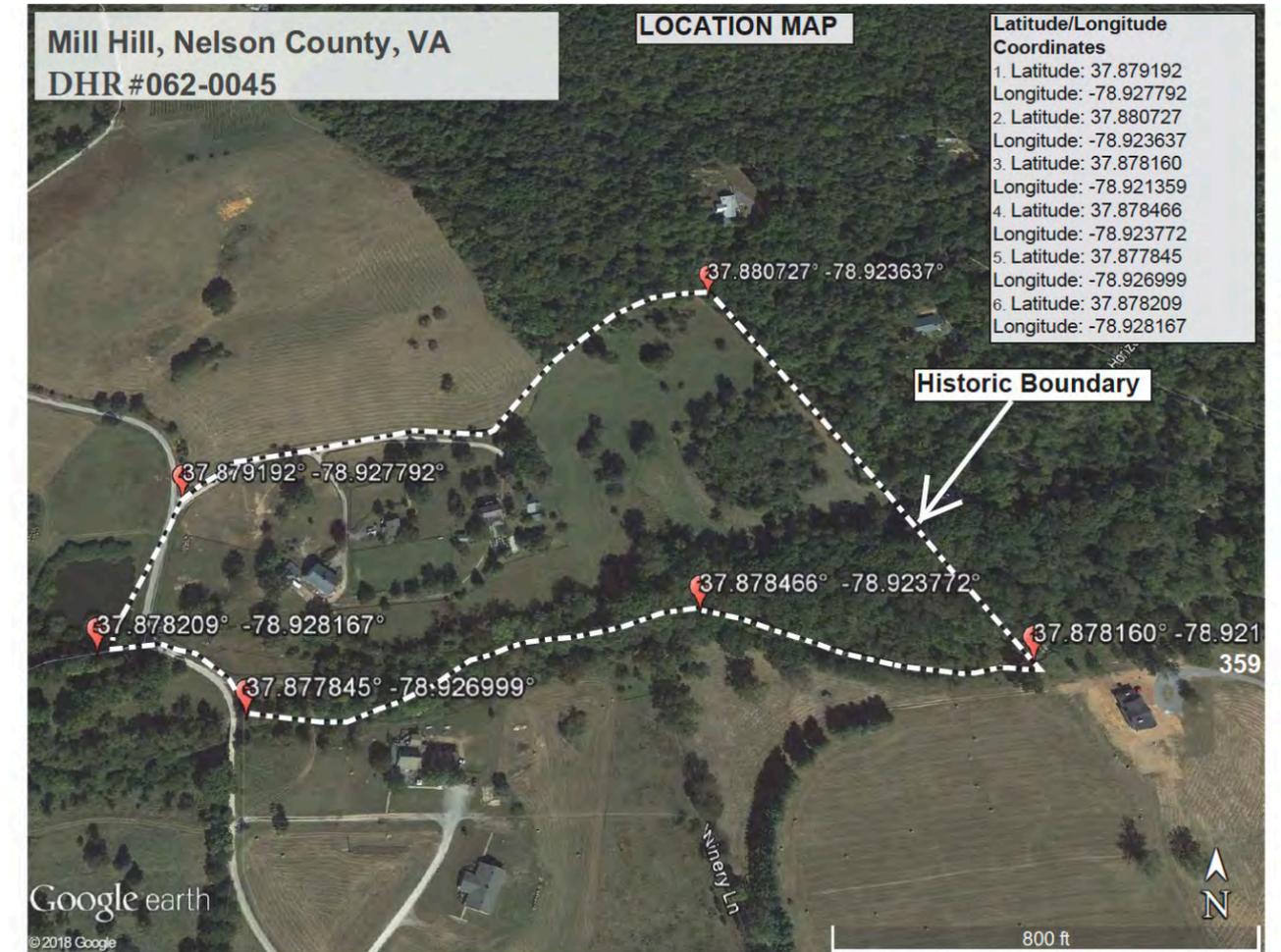
The guest house has one heat pump. It was installed during the renovation in 2004. It also has its own septic.

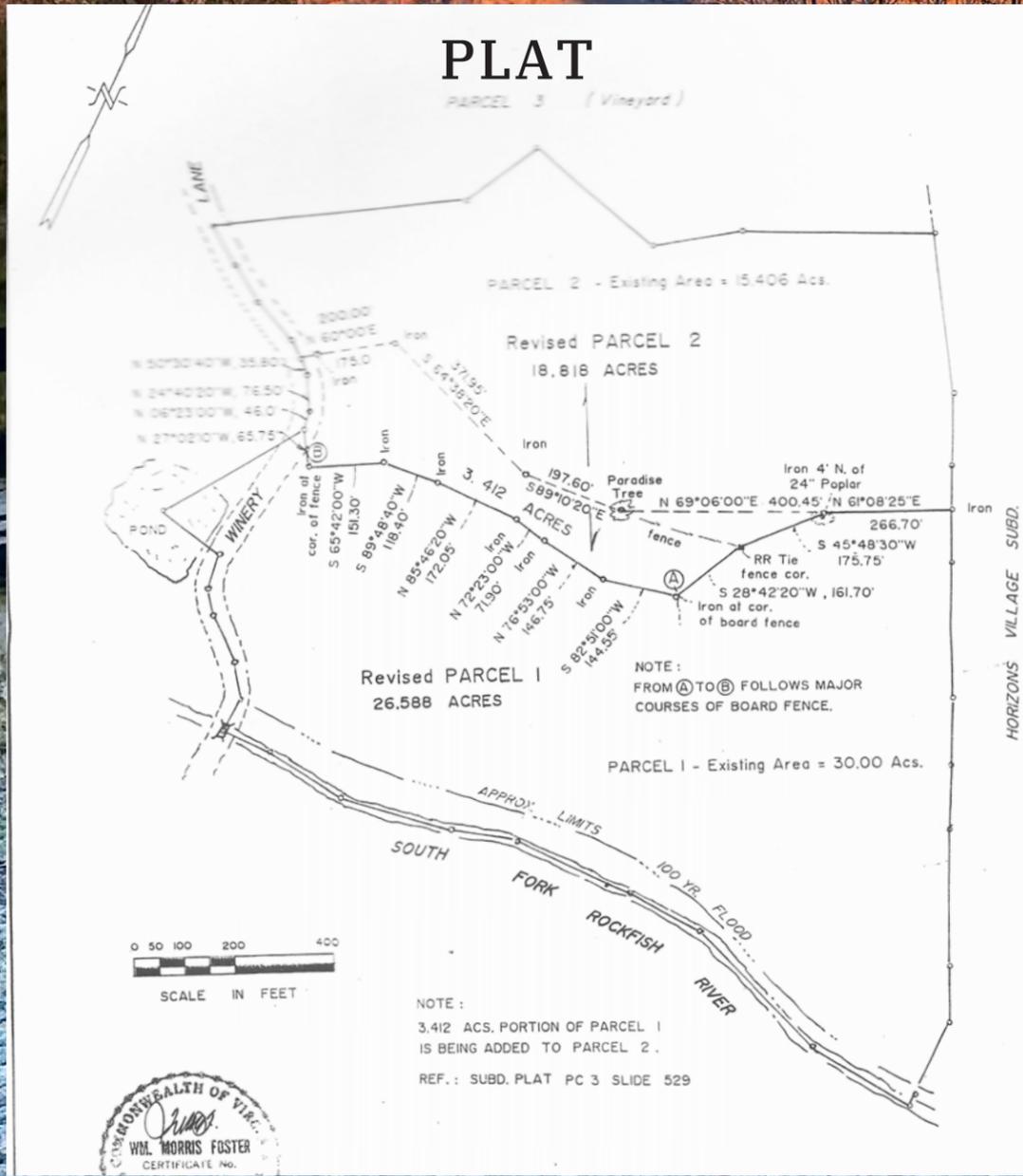
ROOF:

The main house: Metal roof installed in 2020

The guest house: Roof installed during renovation in 2004

The barn: Roof installed 2016







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