



Chancellor's Rock
Rappahannock County, Virginia



The Main House Complex



The historic Main House is a 1760's log home moved from Maryland and beautifully restored in 1981. A fieldstone addition was completed in 1990. The main floor has a gourmet kitchen, dining area, living area and a dramatic library. Upstairs are two bedrooms and a bathroom. The master suite is on the ground floor of the newer addition. The house overlooks the Rappahannock River on one side and a formal terraced garden on the other. Near the main house are two guest cottages: each has two bedrooms and two baths.

The Pool and Dining Pavilion

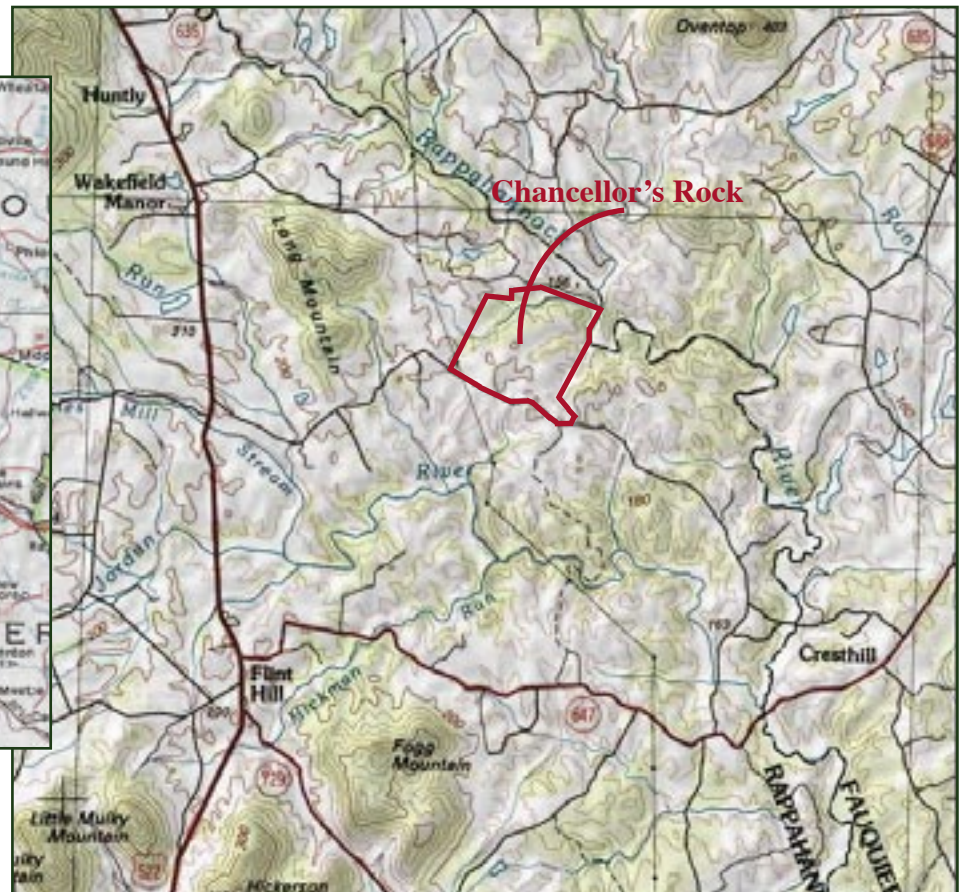
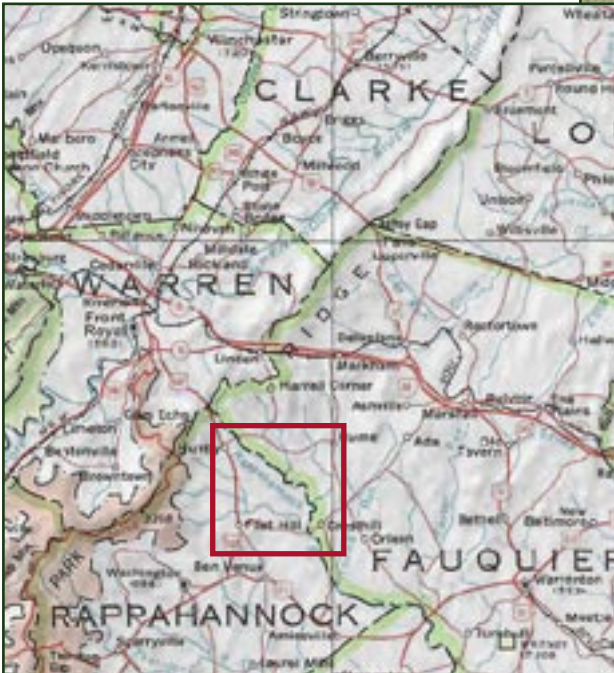
Featured in Architectural Digest, the Pool and Dining Pavilion is an AIA award winning design. It provides the ideal environment for entertaining and relaxing. Built with fieldstone, timbers and iron, the pavilion is a remarkable melding of rustic materials and sophisticated architecture. It includes a gourmet kitchen, large dining room, exercise room, his and her dressing rooms, clay tennis court and engaging spaces for meetings, reading, eating and enjoying the panoramic views. It is brilliantly sited on an open knoll to take full advantage of the estates natural beauty.



In the Heart of Virginia's Hunt Country



Enlarged Area



Chancellor's Rock is located on a lovely tree-lined country road near Huntly, Virginia, in the northeastern corner of Rappahannock County. It is approximately 10 miles from Washington, Virginia, the county seat of Rappahannock County. The estate is about an hour from Dulles International Airport and approximately one hour and fifteen

minutes from Washington, D.C. Rappahannock County is a small community with excellent restaurants, a lively cultural scene and outstanding recreational opportunities.

Chancellor's Rock Table of Facts

Land: 446 acres with approximately 150 acres in pasture and the balance in mature hardwoods. Property is sold with a conservation easement held by the Virginia Outdoor Foundation with 4 division rights.

Main House: Historic 1760's log home moved from Maryland and rebuilt in 1981 with all modern improvements. A fieldstone addition was completed in 1990. The main level includes a large and inviting living/dining/kitchen area, powder room and library in the stone addition. The master bedroom suite is on the lower level which opens to the gardens and terrace above the river. The upper level includes two bedrooms and two full baths.

Gardens: Formal gardens located around main house are terraced with stone walls and include a garden house made with historic chestnut logs. Lawn and gardens all have irrigation. Kitchen gardens, located out of sight of the main house, have raised beds with irrigation and 3 greenhouses.

The Guest Cottages: The first Guest Cottage has 2 bedrooms, 2 full baths, kitchen and living room. This cottage can be divided into two separate units. The second Guest Cottage has 2 bedrooms, 2 full baths, living room and galley kitchen. Both cottages have central AC and heat pumps.



Pool Complex: Situated on a broad knoll overlooking a pond, open meadows and the Blue Ridge beyond. The complex consists of a large pool/dining pavilion with gourmet kitchen, exercise room, his/her fieldstone and tile changing rooms, clay tennis court and an elaborate stone courtyard with a replica of the fountain in Pienza, Italy.

Farm Manager's House: The Manager's House has 2 bedrooms, 2 full baths, living room, kitchen and office.

Stable: Center aisle stable with five box stalls, heated tack room/office, full bath with washer and dryer, wash stall and feed room. There is a large loft for hay storage.

Cattle Barn & Machine Shed: Large barn used for handling cattle, equipment and hay. The Machine Shed has three bays; the center one is improved with electric heat and water.

Fencing: Mostly 3 board fencing with automatic waterers in every pasture. One pasture has a large run-in shed.

Water: 2 wells, a pond, long frontage on the Rappahannock River and numerous smaller streams.

Communications: High Tec phone system throughout all buildings on property. Internet access through wireless network.



Chancellor's Rock has a magnificent natural setting



Justin H. Wiley

540-672-5603 jwiley@farmandestate.net

FRANK HARDY, INC., REALTORS

RAPPAHANNOCK OFFICE

257 GAY STREET, WASHINGTON, VA 22747

TELEPHONE (540) 675-3999 FAX: (540) 675-3910

www.farmandestate.net