



## SOLD!! 7.3 ACRES OF RECREATIONAL LAND AND RESIDENTIAL HOME FOR SALE IN PATRICK COUNTY VA!

**SOLD**

**7.3 acres - boating access - public hunting land access - 2 bed/1 bath house.**

Here is a 7.3 acre property for anyone who is an avid outdoors person. This could be a permanent or a vacation get away home. This property is across from Corp of Engineers land at Philpott Lake.

You have access to public hunting land from this property, boating launch access for boating or fishing, state park access with hiking trails, all only minutes away.

This property has a two bedroom and one bath house along with multiple multi use buildings, all with concrete slab floors. The house is a well maintained, gorgeous cottage style, home with wood floors throughout the whole house. The house has a 12' x 12' all season room on the side of the house just off of the kitchen. There is a propane powered, all house, generator connected to the house. The house has a small storage closet connected to the house out side.

One of the buildings is a two floor, garage style, approximately 2300 sq ft building complete with electricity. Perfect for any kind of workshop with its own wood stove heat source. The other buildings are approximately 252 sq ft and 108 sq ft both with electricity to them.

This property is only 4 miles from Ryan's Branch park, part of Philpott Lake, and only 4 miles from Fairystone State Park. Ryan's Branch has a boat launch for Philpott Lake for boating enjoyment or just enjoying fishing from the banks of the lake. Fairystone Park has a state park with public beach with swimming, camping, canoe or electric motorized boat launch and hiking trails for all your outdoor enjoyment.

Don't miss out on this greatly wooded, outdoors, get away or permanent, home site with access to any kind of outdoors activity a person can enjoy.

<https://dwr.virginia.gov/waterbody/philpott-lake/>

<https://www.dcr.virginia.gov/state-parks/fairy-stone>

### MORE DETAILS

**Address:**

1554 Union Church Road  
Ferrum, VA 24088

**Acreage:** 7.3 acres

**County:** Patrick

**MOPLS ID:** 20024

**GPS Location:**

36.828500 x -80.083900

**PRICE: \$181,900**

### CONTACT AGENT



**CHRIS SHELTON**

AGENT

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