



1032 ROCKFISH VALLEY HWY, NELLYSFORD, NELSON

ACTIVE

Welcome to "Cider Hill." Here's a rare chance to own this unique property in beautiful Nelson County. Directly on the famed Nelson 151 craft beverage trail, adjoining Bold Rock cidery, and surrounded by conservation lands, this 18+ acre farm is flanked by a bold creek on one side and the Rockfish River on the other. Owned by the founder of Bold Rock for 36 years, Cider Hill has been preserved and lovingly improved for its next chapter. The seller is willing to explore potential division with acceptable offer for a portion of the property. Being zoned A-1 allows for a bed & breakfast inn with up to 10 guest rooms or imagine your dream estate in this supremely bucolic setting. Panoramic views of the Blue Ridge Mountains will astound you each time you come through the main entrance. A second service entrance leads to a recently built custom barn which has a well, septic, power, and HVAC. It offers numerous possible functions (bunk rooms, workshop, office, art studio, event space). Enjoy a secluded picnic on the custom-built table beside the river. In addition to the home site, there is another site for a guest house or pickleball court. If you can dream it, it is possible on this amazing property in the heart of Nellysford, VA.

MORE DETAILS

Address:

1032 ROCKFISH VALLEY HWY
NELLYSFORD, VA 22958

Acreage: 18.8 acres

County: Nelson

GPS Location:

37.882418 x -78.900435

PRICE: \$1,250,000