

Home, Log Cabin & Old Country Store for Sale in Bedford VA

Are you searching for your dream mountain get away? Property features +/- 22.7 acres with a large home, an authentic country store circa 1892, log cabin built around 1760, and bold creek frontage on Gunstock and Overstreet Creek.

Property Location:

1018 Wheats Valley Rd., Bedford, VA 24523

1004 Gunstock Creek Rd., Bedford, VA 24523



PREVIEW - Saturday, November 23rd at 11 AM

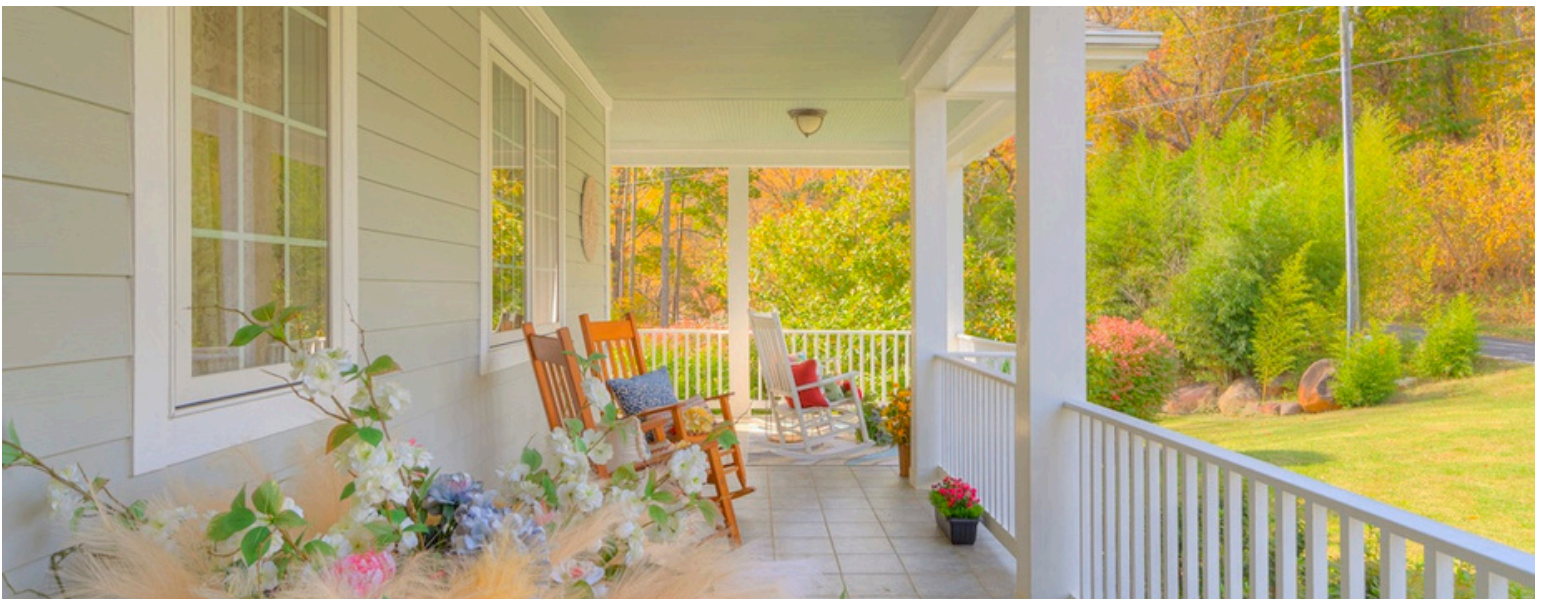
Bidding Ends: Thursday, December 12th @ 3 PM

VAAuctionPro.com



**Blue Ridge
Land & Auction**

Auctioneer Matt Gallimore



HOME, LOG CABIN & OLD COUNTRY STORE FOR SALE IN BEDFORD VA

Are you searching for your dream mountain get away? You don't want to miss this property in Bedford, VA! This property is being sold through an online auction. Property is in 3 tax parcels but is being offered as 1 offering. Property features +/- 22.7 acres with a large home, an authentic country store circa 1892, log cabin built around 1760, and bold creek frontage on Gunstock and Overstreet Creek.

Property being offered is on both sides of Wheats Valley Road. The main home, log home, and studio are located on +/- 8.7 acres having frontage on Wheats Valley Road to the North and Colton's Mill Road on the East. There is a beautiful walking nature trail along the creek where you can find a variety of wildlife, waterfalls, and forest. The country store and miscellaneous farm buildings are located across Wheats Valley Road to the North with frontage on Gunstock Creek Road to the East.

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MAIN HOME-

This custom-built country home features over 5,700 sq ft of total living space. The main home has 2 levels, with a total of 3 bedrooms and 4.5 baths. This 2008 home is in very good condition and has undergone many recent upgrades.

On the main level, you will find the master bedroom, 2.5 baths and 2,547 sq ft. The kitchen has new quartz countertops, a gas range, side-by-side refrigerator and dual oven. Off the kitchen is a +/- 550 sq ft Trex deck. The octagon sitting area that overlooks the creek is perfect for entertaining or simply taking in the views.

Enjoy the spacious feel with 10ft ceilings throughout the home. The great room has 19 ft ceilings and a gas fireplace. The master bedroom has newly installed laminate hardwood floors and his and her large walk-in closets. In addition, there is a large craft room/studio and library on this level, with a covered porch.

The lower level has a total of 2,414 sq ft of space with approximately 1,993 of finished square footage. The finished area consists of 2 bedrooms, 2 baths, a recreational room, home gym and family room. The ceilings are all 9ft in the lower level. The +/- 421 sq ft unfinished basement area is great for storage or a tool/work room. Outside of the unfinished basement area, is a 380 sq ft patio which is a great place to relax. Off the basement there is an attached 2 car garage.



The home is complete with drywall walls, newly installed laminate flooring, ceramic tile, a 3-zone electric heat pump system and woodstove. It has pre-finished Hardie board siding, shingle roof, and private septic system.



LOG GUEST HOME, CIRCA 1760 -

There is a detached Circa 1760 log cabin joined to the main home by a deck. It features charm and appeal and has 748 sq ft on 1.5 levels with 1 bedroom and 1 bath. The main level has a living room, full bath and kitchen. The kitchen is complete with a range and refrigerator. The new split HVAC unit insures comfort year-round, as well as the wood stove for the winter months. Cabin features exposed beams and hardwood floors. In the bathroom you will find ceramic tile. The upper loft area, which serves as the bedroom, has carpet flooring. The exterior of the cabin is log and it has a shingle roof. Enjoy relaxing on the covered front porch. Cabin is ideal for a guest suite or caretaker home.

STUDIO/WORKSHOP -

Outside of the home there is a studio/workshop with +/- 1,448 sq ft of space and has electricity and water. The turret section of the building has a loft sitting area above. The studio is complete with a concrete foundation and cinderblock walls. New roof, windows and siding were added within the year.

This one-of-a-kind home, log cabin and workshop sitting on +/- 8.7 acres with 3/10 of a mile of frontage on Gunstock Creek and Overstreet Creek. These bold creeks have amazing cascades and large boulders. The superb country and recreational setting's main entrance is off Colton's Mill Road by bridge over Gunstock Creek. Gunstock Creek and Overstreet Creek merge just below the home. There is a large platform deck and walking bridge across the creek for access to a forested area that has several hundred feet of creek frontage with a walking trail. This has been the setting of several pro bono weddings, dances, and other events.





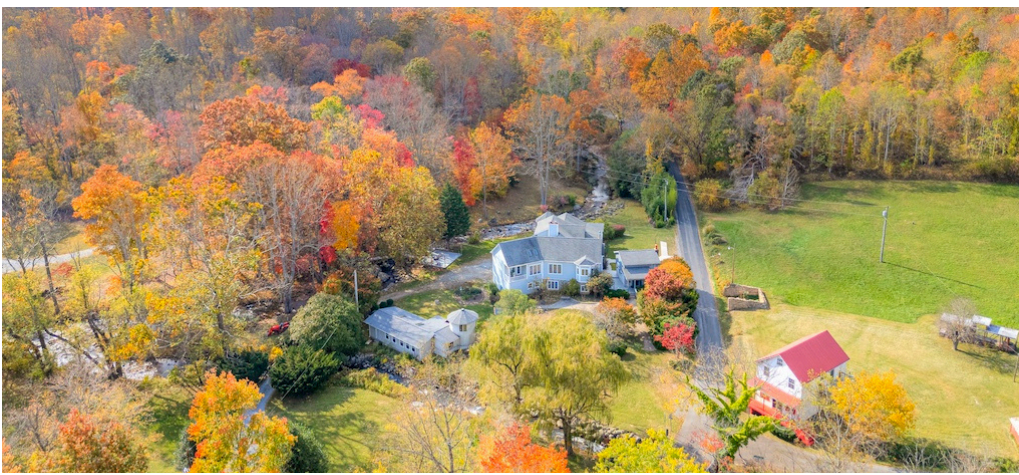
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COUNTRY STORE. CIRCA 1892 WITH UPPER LEVEL APARTMENT -

Across the road, you will find the country store. This former country store features a total of 1,944 sq ft of space. The main level of the store has +/- 816 sq ft with the original floors, shelving and ceiling. There is a storage area added and a bath roughed in. The 2nd and 3rd floors of the country store have been converted to living space. The 2nd floor features +/- 816 sq ft with a bedroom, bath, living room, kitchen and laundry area. Within the living space you will find hardwood flooring and ceramic tile. The 3rd level is a +/- 312 sq ft loft/bedroom with carpet flooring. The exterior of the store features a rock foundation, metal roof and vinyl siding. It is served by a heat pump, 2-bedroom septic system, and shared well with main home and log cabin.

The country store sits on +/- 14 acres of land. The acreage boasts views of the countryside and farmland, many rock formations and wooded areas. There are multiple ideal buildings sites and a small, spring fed creek that runs the lengths of the property. You will also find several outbuildings which include a machine shed, caboose, barn, and chicken coop. These buildings add rustic character and are ideal storage for farm equipment, hay, or livestock.





PREVIEW DATES

Saturday, November 23rd at 11 AM

BIDDER PACKET

Download Bidder Pack for complete information. Bidder Pack has maps, complete terms and conditions, sample contracts, tax cards, and restrictions. Some of the plats in Bidder Pack may have notations and boundaries created by Auctioneer for illustration purposes, however unchanged surveys are in Bidder Pack as well.

TERMS & CONDITIONS

10% Buyer's Premium will be added to final high bid to arrive at contract price. Earnest Money Deposit of \$20,000 is required on the day of sale. Close on or before January 27th, 2025. Subject to seller confirmation. Property sold as is, where is with any and all faults. Buyer is expected to complete their own due diligence before placing a bid. Auction starts ending at 3 PM on December 12th, 2024. Please note that during the last two minutes of bidding, if a new bid is placed, the clock is automatically extended an additional two minutes. Be sure to register to bid early to ensure you receive notifications regarding any changes to the Auction, Bidder Packet and/or Pre-Auction offers received. Download Bidder Information Pack for complete terms and conditions, purchase contract and maps.

MATT GALLIMORE

Broker, Owner, Auctioneer, Appraiser

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540-239-2585





ABOUT THIS AREA

Bedford, VA is a charming town nestled in the foothills of the Blue Ridge Mountains. Known for its history and stunning natural scenery. The surrounding landscape is characterized by rolling hills, forests, and picturesque views, making it a popular destination for outdoor enthusiasts. The nearby Peaks of Otter offer hiking trails, fishing opportunities, and breathtaking vistas, while Smith Mountain Lake provides a perfect spot for boating, swimming, and picnicking. The town is served by a strong educational system, with schools dedicated to fostering the development of local students. Bedford also boasts a mix of industries, from agriculture to retail, contributing to a diverse and stable economy.

Find this property:



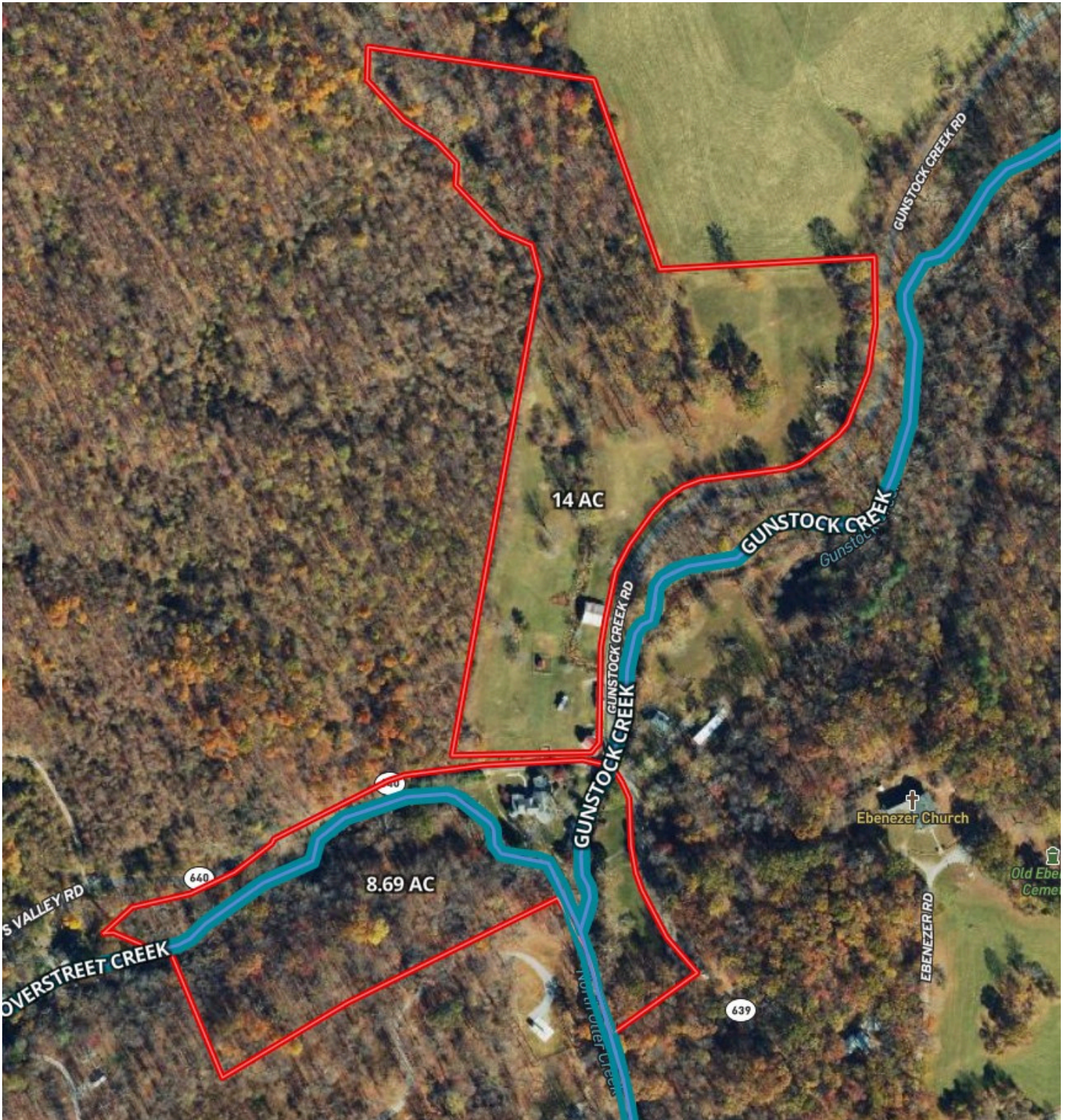
WHAT DO WE SPECIALIZE IN?

With a strong heritage dating back to 1984, United Country Real Estate Blue Ridge Land & Auction boasts a team of seasoned professionals. Their expertise spans a diverse range of properties, with a specialty in recreational lands and farms. Committed to innovation, they've recently partnered with Realtree to launch UC Hunting Properties. This powerful platform streamlines your search for expansive hunting grounds, fishing havens, and recreational retreats – everything conveniently compiled in one place for your land-buying journey.



Auction Services

Aerial Map



PROPERTY VIDEO



Check out the video below of this beautiful property.

Auction Services



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CREEKS ON THE PROPERTY

Check out these two beautiful creeks on the property, Overstreet and Gunstock Creek. Located along Overstreet Creek there is a beautiful walking trail where you can find a variety of wildlife, waterfalls, and woodland. Both of these creeks flow into the James River Watershed which attracts wildlife and also plays a role in draining water from the surrounding hills.



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GET TO KNOW MATT

Matt enjoys working with Buyers and Sellers for Farmland, Waterfront, Vacant Land Tracts, Recreational Properties, Luxury Properties, and pretty much any Mountain Property. Matt has lived in Floyd County his entire life except when he attended nearby Radford University.

Matt is a licensed Real Estate Broker, Real Estate Appraiser, and Auctioneer. He can guide Sellers to determine the appropriate value of their Real Estate, and then help determine the best way to sell their property whether it's a traditional Real Estate Listing, Online Auction, or Live Auction.

Matt is a graduate of Radford University with a Masters' Degree in Business Administration and a Bachelor Degree in Finance. As a native of Floyd County and a former Loan Officer with the Bank of Floyd, he is very knowledgeable of Real Estate purchases and Sales. Give Matt a call and let him help you with all your Real Estate needs.

MATT GALLIMORE

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