

1787 Charity Highway

\$495,000

Woolwine, VA 24185



6 Bedrooms
6.5 Bathrooms
3712 Square Feet
Lot Size: 99.78 Acre
Listing #: 45038-42736
County: Patrick

This two story farmhouse built in 1898 has been totally remodeled and currently operating as a Bed and Breakfast. Home has 10' foot ceilings, 8 fireplaces, and each of the 6 bedrooms has it's own private bath. Large Kitchen and living areas. Large covered porches and balconies on both levels. Rock Castle Creek runs the western border of property. There is a swimming pool with large patio area. Great Landscaping around flat and open areas by the creek and home. Property includes 16 x 48 building and 20 x 40 shop. Great for a family retreat or continue to operate as a bed and breakfast. 500 Square foot loft on 3rd level not included in total square feet.

Square Feet - 3,712

Acres - 99.78

6 bedrooms, 6 Bathrooms

Swimming Pool

Rock Castle Creek

Directions -- From Stuart Highway 58 West towards Woolwine, Veer Right on Route 8, Right on Charity Highway(Route # 40) Property on left

Contact Matt Gallimore – Real Estate Broker and Real Estate Auctioneer with United Country Blue Ridge Land and Auction in Floyd VA at 540-239-2585 or email Gallimore.matt@gmail.com

Key Features

- VA Mountain Retreat
- B&B for Sale in Patrick VA
- Homes for Sale in Patrick VA
- Woolwine VA Homes for Sale
- Virginia Bed & Breakfast
- Country Homes for Sale
- Large Home With Acreage in VA
- Call Matt 540-239-2585



**Blue Ridge Land
& Auction Co., Inc**



Matthew Gallimore

gallimore.matt@gmail.com

Office:(540) 745-2089

Cell:(540) 239-2585

Thank you for reviewing the Property Information Pack. If you are considering Selling or Buying a Property, I would like to let you know of a very valuable service I can provide through United Country.

United Country[®] Real Estate is the nation's leading country home marketing company that specializes in country homes, homes with acreage and country estates. Our broad marketing strategies attract buyers not just locally, but regionally and nationally on a consistent basis. Since 1925 we have specialized in marketing country homes and today sell more than any other group.

We uniquely own and operate the highest ranked and multiple country home specific websites, offer the largest national country home buyer database, publish and distribute national United Country Real Estate property catalogs, advertise in numerous leading country home focused 3rd party websites, magazines and newspapers across the country and offer additional country home specialty marketing programs. United Country also offers a world class country home marketing consulting team that has a long history in the development, management and sales of country homes, estates and acreage assets.

Our company is specifically focused on country homes in this area. I have over 15 years working closely with local country home and land owners. This experience has provided me expertise in country home valuation, marketing, buyer networks and sales strategies which I believe can be extremely valuable to you when considering selling or buying property. Combined with the unique country home marketing tools provided by United Country, my goal is to help you get the maximum value of your assets in an efficient timeframe.

Some of the unique country home specific tools I will put to work for your property include:

- Page #1 Country Homes, Homes with Acreage and Country Estates Specific Websites
- Country Home Advertising in National Magazines (ex: Country Living, Countryside, DuPont Registry, Robb Report)
- Access to Thousands of Country Home and Estate Buyers in our Private Database
- Property / Listing Specific Websites
- 3rd Party Leading Country Homes, Homes with Acreage and Country Estates Websites
- Print, Digital and Direct Marketing to Local, Regional and National Buyers
- The Nation's Largest Auction Services Team (if Desired)
- E-marketing Programs to Targeted Potential Buyers
- Access to United Country's Country Home Consulting and Marketing Team
- And more...

For over 90 years, United Country has been in the business of helping people achieve their real estate goals, which is my focus. I am confident I can provide unsurpassed services to you when needed. Please call me today to discuss your real estate questions or needs.

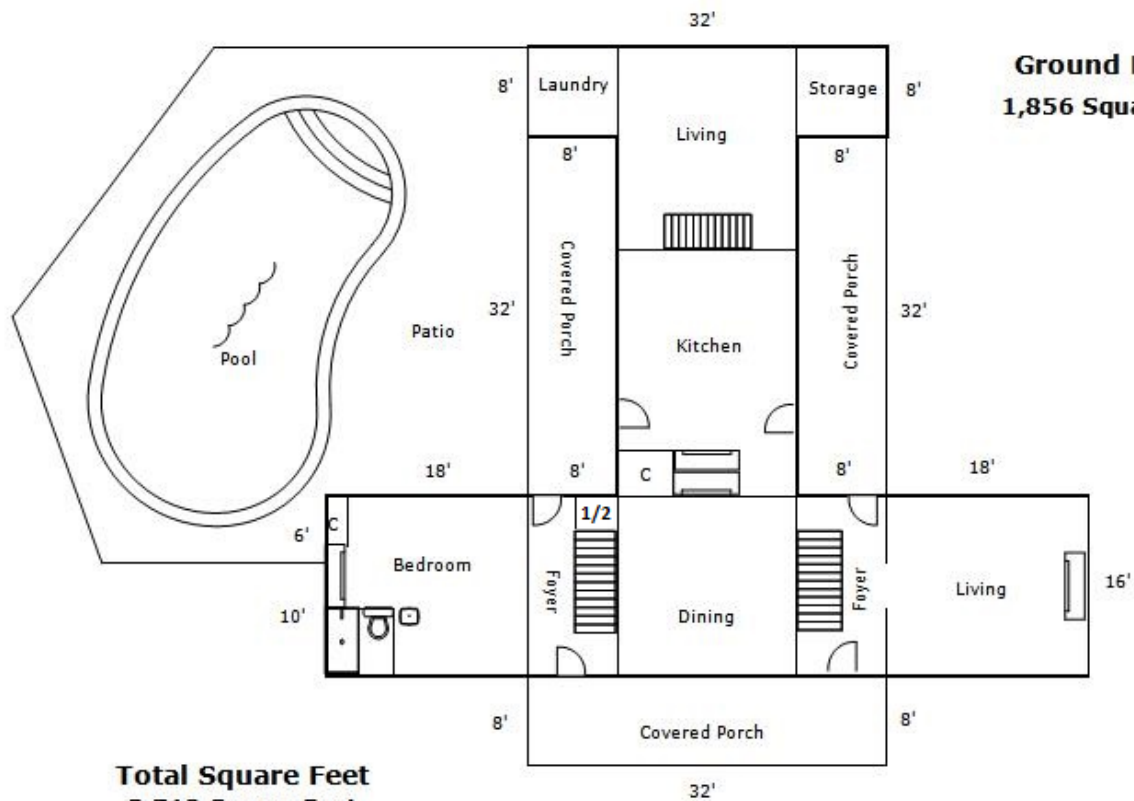
Sincerely,

*Matt Gallimore – Broker, Auctioneer, Appraiser, MBA
United Country – Blue Ridge Land and Auction
540-239-2585; gallimore.matt@gmail.com
2016 Genesis Award for Marketing Excellence*

***Recognized in 2016 as
1 United Country Office in VA
Top Ten United Country Office USA***



General Floorplan



Total Square Feet
3,712 Square Feet

Room Count

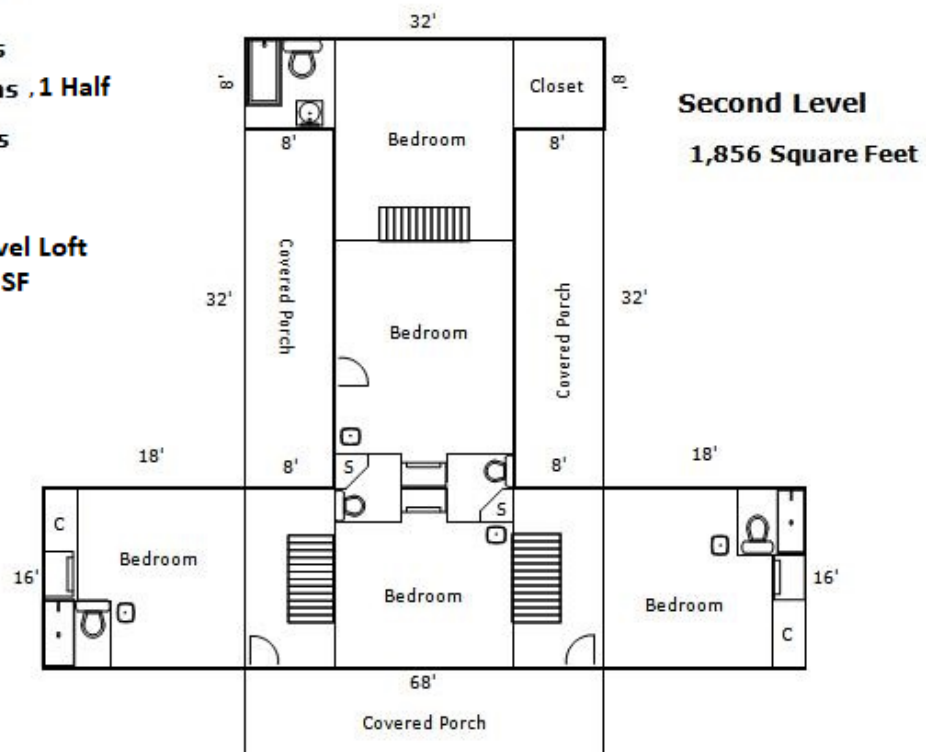
12 Total

6 Bedrooms

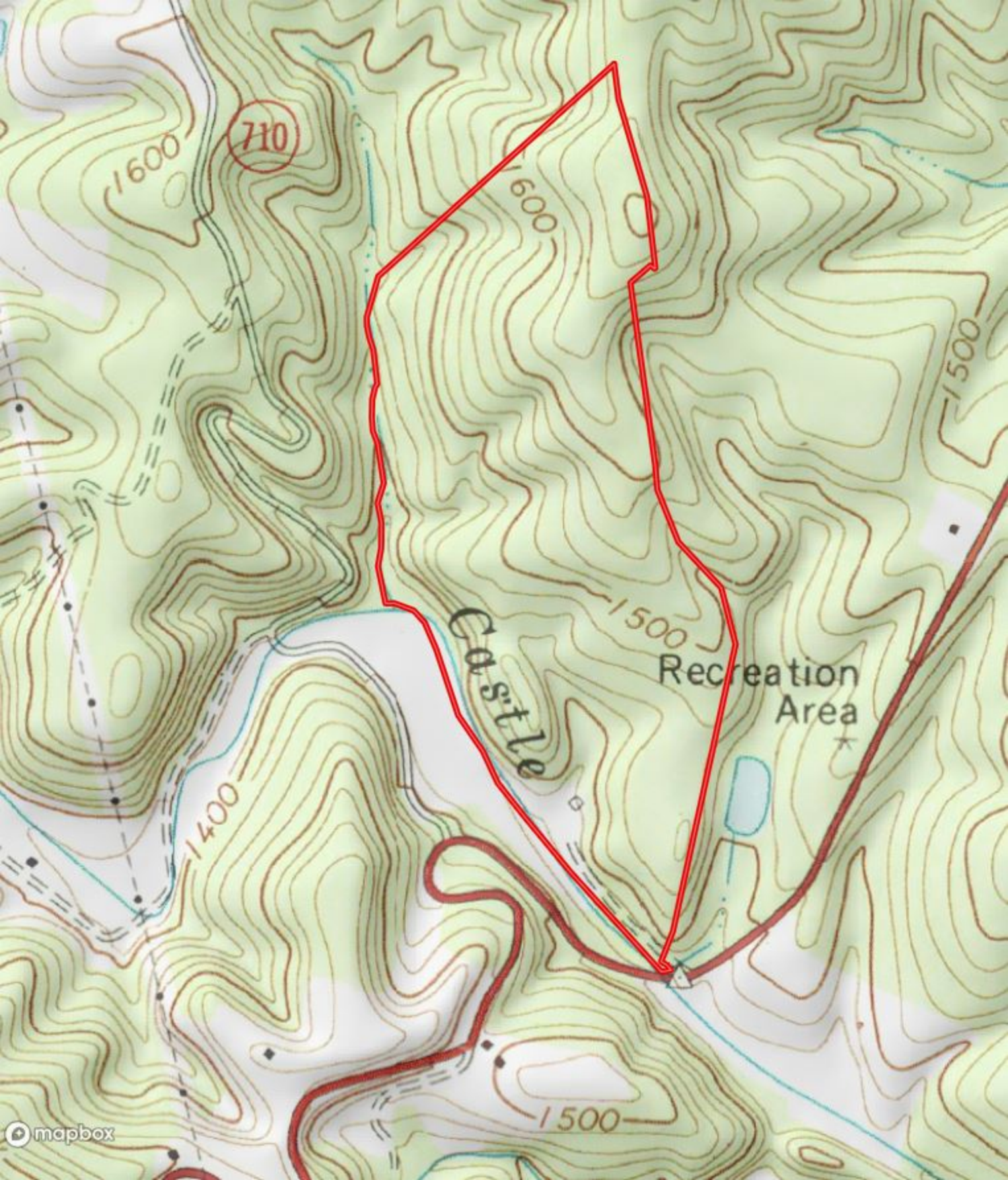
6 Bathrooms , 1 Half

8 Fireplaces

+ 500 SF 3rd Level Loft
Not included in SF







710

1600

1600

1500

1500

1400

1500

Castle

Recreation Area