

---

## Virginia Estates

128 Rockfish Orchard Dr.

Afton, VA 22920

434.296.1234

Listing Agent: Deidre Carpenter

434-409-4056

deidre@virginiaestates.com

# Orchard House B&B



## OVERVIEW

Incredible opportunity to own a charming B&B, wedding venue & vineyard! Sitting on 13.72 acres, this property includes two historic homes with nine en-suite guest rooms with separate owners'

quarters, a picturesque 1-acre vineyard that has been meticulously maintained, a pond, pool, fire pit, gazebo, an event barn, and more! The Orchard House was built in 1885 and was seamlessly converted to a B&B by the previous owners and redecorated and renovated by the current owners. Step into an incredibly successful business on day one that has 5-stars on Google! Recent renovations include but are not limited to the event barn conversion, three guest bath remodels, Orchard House kitchen model, saltwater pool installation, whole home generator, gazebo, and farmhouse transformation! Keep your business running with firefly fiber optic internet and the electric vehicles charged while your guests snooze! Much room for growth wherever the new owners choose to take this historic property. 20 min to Afton (wineries & breweries galore), 30 min to Cville, and 40 min to Lynchburg, you really can't beat this convenient central location. "Even more beautiful in real life!" is a comment the owners get all the time!

---

## Orchard House

### 1. B&B

- a. #bedrooms: 6
- b. #bathrooms: 6.5
- c. Approx sq. ft: 3,000
- d. Heating/Cooling: Heat pump (upstairs)/Forced air (downstairs)
- e. Ceiling Height: 10 ft
- f. Handicap accessible: Not at the Orchard House, 1 room available at the Farm House.
- g. Anything that *does not* convey?
  - i. No personal items
  - ii. No photographs
  - iii. No clothing
  - iv. Nothing in basement
  - v. China (in hutch in the dining room)
  - vi. Shutter Mirror (pictured)
  - vii. Floor Mirror (pictured)
  - viii. Artwork above floor mirror (pictured)
- h. Laundry: 2 washer/dryer sets
- i. Kitchen
  - i. Renovated in 2016 (25K)
  - ii. Appliances: New Refrigerator '21, granite countertops, Wolf stove, Marvel icemaker, 2 dishwashers, stainless steel island, bakers racks
- j. Renovations:
  - i. Two bathrooms (York & Black Twig)- \$18,600 (2021-2022)
  - ii. Kitchen - \$25,000 (2016)



### 2. Owners Quarters

- a. #bedrooms: 2
- b. #bathrooms: 1
- c. Family room
- d. Office
- e. Approx sq. ft: 1500
- f. Heating/Cooling: Mini Splits, three units
- g. Anything that does convey? Nothing conveys.

### 3. Pool

- a. Dimensions: 33' x 15'
- b. Depth: 6 ft
- c. Liner: Vinyl
- d. Type: Saltwater
- e. Age: 5 years old

- 
- f. Who installed: Valley Pool & Spa
  - g. Who maintains: Owners
  - h. Cost to install: 31K
4. Roof
    - a. Material: Metal
    - b. Estimate to replace Orchard House roof and paint Farm House roof was 22k
    - c. Age: unknown
  5. Basement details:
    - a. Full, unfinished
    - b. Access: Outside
  6. Recording device in property? Yes, Arlo cameras (outside only) and Ring doorbell.
  7. Internet: Firefly Fiber Optic
  8. Septic: 1 (pumped every few years, getting pumped soon)
  9. Well: 1
  10. Foundation: Concrete
  11. Age: 1885
  12. Fireplaces: 3 (1 gas - owners quarters, 1 electric - family room, 1 electric - Empire room)
  13. Stories: 2
  14. Porch: 733 sqft
  15. Flooring: hardwood, ceramic tile
  16. Siding: Vinyl
  17. Windows: Original
  18. A bit of history: The home was originally built as a summer home for a Virginia state judge. It remained in the family for four generations on nearly 300 acres as a locally renowned apple & peach orchard. [Read more here!](#)

---

## Farm House

1. #bedrooms: 3
2. #bathrooms: 3
3. Stories: 2
4. Approx sq. ft: 1440
5. Heating/Cooling:
  - a. Age: 2019 installed (11K)
  - b. Description: Mini Splits - 5 units
6. Ceiling Height: 7 ft
7. Laundry: 1 set washer & dryer (in kitchen)
8. Kitchen: dishwasher, microwave, stove
9. Handicap accessible: yes, lower level bedroom
10. Roof:
  - a. Material: Metal
  - b. Age: unknown
11. Septic: 1
12. Well: 1
13. Basement: Full Crawl
14. Age: 1900
15. Property Excluded: none
16. Foundation: Stone
17. Fireplaces: 1 electric - family room
18. Renovations:
  - a. One bathroom (Red Jewel) - \$10k (2020)
  - b. New carpet & rugs
  - c. Full house redecorate
19. Porch: 324 sqft
20. Siding: Vinyl
21. Windows: Original

## Event Barn

1. Sq Ft.: 2880 sq ft (60x48)
2. Heating/Cooling: Heat pump
3. Property Included: 175 chairs, 15 round tables, 3 6ft buffet tables, 5 high cocktail tables, 2 custom rolling wine barrel bars
4. Renovated in 2017 (\$73K)

---

## Business Details

1. P&Ls: 3 years to be released with NDA & Proof of funds (If obtaining financing, will need a prequalification/preapproval letter as well as proof of funds to cover deposit and closing costs.)
2. Website: orchardhousebb.com, conveys
3. Booking sites: AirBnB & Expedia
4. Deposits:
  - a. Do not convey.
5. Gift Certificates: Can provide a list of outstanding gift certificates upon request.
6. Larger Items to convey include: whole home generator (\$11k), Passenger Van (\$36K), John Deer mower (\$15k), Kubota tractor

## Vineyard

1. Size: 1-acre
2. Varietals: Petit Manseng (95%), Petit Verdot (5%)
3. Does anyone help with care? Wisdom Oak crew is hired a couple of times a year to help.
4. Amount harvested? 2.5 tons (estimated)
5. Is there a formal agreement with Wisdom Oak? No. Grapes are sold to Wisdom Oak; then, the owners purchase wine from Wisdom Oak.
6. Fun fact: Orchard House wine is sold at both Fleurie & Duner's!

## Property Details

1. Legal: 58-A-31 & 58-A-31C, Lovingston, Nelson County
2. Acreage: 12.62 acres + 1.1 acres = total 13.72-acres
3. Located on Route 29, 30 min to Charlottesville, 20 min to Afton, 40 min to Lynchburg
4. Real Estate Taxes 2021: \$5,176
5. Zoning: A-1 with farm winery license
6. Parking spaces: 30+
7. Buildings: Orchard House, Farm House, Event Barn, Shed (864 sqft)

## Showings

1. Require NDA & proof of funds for financials
2. Require proof of funds for a showing
3. How much time is needed in advance for a showing? 24 hours preferred

- 
4. Preferred days/times for showings? Monday - Thursday 11am-3pm
  5. Agent accompany: Yes

### **Other questions**

1. Why are the owners selling? The simple answer, they are retiring and looking forward to spending time with their family.