



GLENARA

10239 GLENARA LANE
MARHSALL, VIRGINIA
OFFERED AT \$7,750,000

Armfield, Miller & Ripley
FINE PROPERTIES, LLC



Glenara, in the Piedmont Region of Virginia, approximately 1 hours drive from Washington DC & Dulles Airport. The manor house sits amid 339 acres of rolling farm land in the Dixon Valley of Fauquier County, one of the most fertile agricultural areas in Virginia. It enjoys exceptional views to the Blue Ridge Mts. The farm offers the discriminating buyer seeking an impressive country residence and an operational stock farm adaptable to both Cattle and horses.

Location: Fauquier County, just southwest of Marshall, Virginia (approximately 5 miles), one hour from Washington, DC and one hour from Dulles Airport.

Property: 339 acres of highly productive soli producing excellent crop and grazing lands. The rolling terrain offers natural drainage with several ponds, springs, and small stream. Frontage on state road on three sides. Fenced and cross fenced for cattle.

Residence: Georgian style manor house originally built in 1883, with later changes and renovations in the mid 1950's. Well proportioned rooms with high ceilings and exceptional views. Glenara is constructed of brick with slate roof.

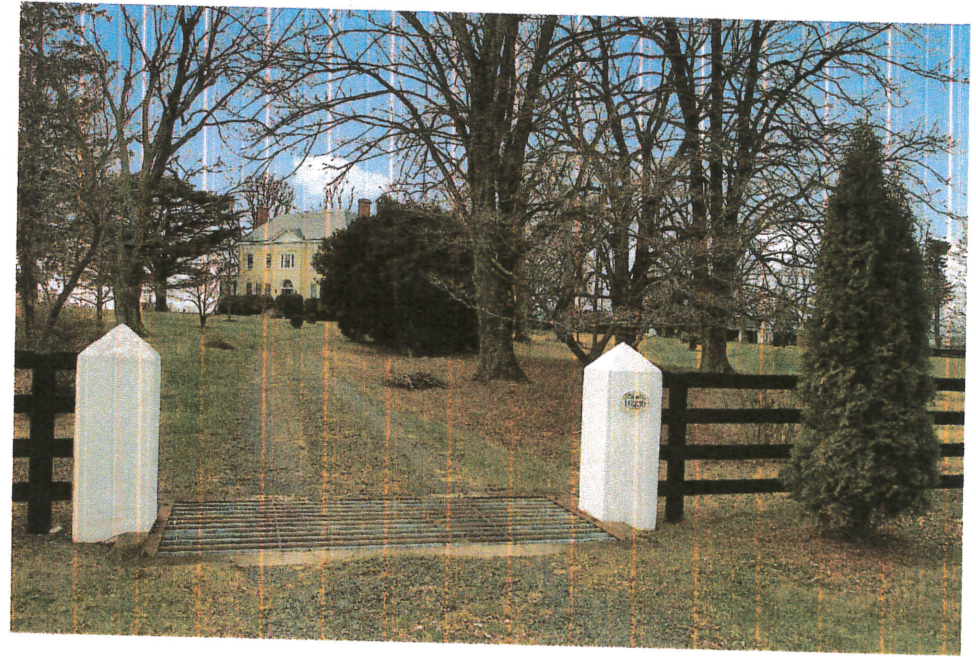
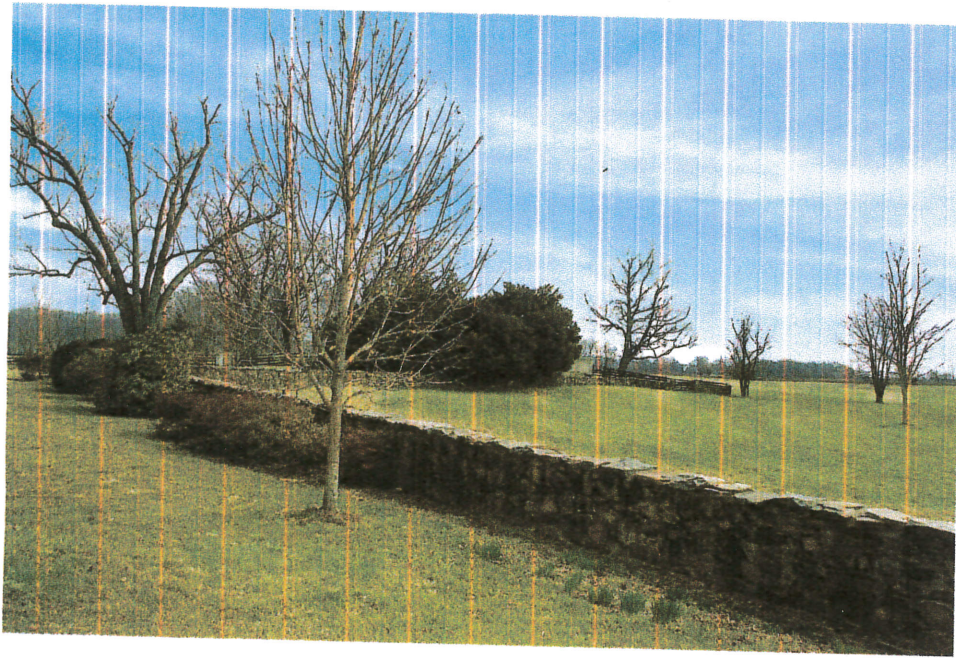




First Floor: Large Center hall flanked by formal dining room and well appointed library on the front. Library leads to screened-in-porch and the dining room leads to slate terrace. A large formal living room offers commanding views to the Blue Ridge Mts. The principal rooms all boast wood burning fireplaces. The rear of the front hall provides access to large kitchen with butlers pantry, paneled mudroom powder room and access to flower room and garage.

Second Floor: A large master bedroom with Fireplace with western views has adjoining dressing-sitting room with fireplace and built-in storage closets, and master bath. The eastern side of Glenara offers 2 bedroom, each with ensuite bath. A large sitting room in the hallway overlooks the front lawn. Upstairs utility and storage room access in additional three room rooms and bath. This space allows for flexible use for quests or staff. An enormous finished attic with several separate rooms, once used as the billiards room.

Improvements: Office with fireplace and small apartment, tenant houses, stable, Cattle barns and storage facilities.



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PRIVATE PLACEMENT

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