

# Belle Meade Farm

1 Belle Meade Ln  
Sperryville, VA 22740

## History

- Originally built in 1890 as a modest farmhouse; Victorian addition in about 1909
- Bought by current owner in the early 1990s, renovated, and owner's quarters added
- Operated as a bed & breakfast since 1994

## B&B Features

- Gorgeous views of mountains and farm in all directions
- Main floor bedroom
- Each of the 6 bedrooms has an ensuite full bath; additional full bath and half bath on main level
- 60-foot pool, built-in hot tub, additional full bath and changing rooms
- Commercial B&B kitchen with Vulcan 6-burner stove with griddle
- Private owner's kitchen with custom cherry cabinets made by local cabinetmaker
- Original faux bois painted doors and paneling
- Original heart pine and oak floors
- Original moldings
- High ceilings
- Multiple bay windows
- Standing seam metal roof
- Three wood stoves and antique mantles
- Large owners quarters with great room and soapstone tulikivi stove
- Additional rooms include:
  - Main floor garden room with tile floor and sliding door to side porch
  - Main floor mudroom off commercial kitchen with commercial fridge, pantry storage cabinets and tile floor
  - Upstairs office or library with a row of windows overlooking the side yard
  - Extra large upstairs laundry with extra washer, utility sink and storage cabinets
- Sixth guest room is a separate cottage by the pool with a front porch and a large back deck

## Farm Features

- Original dairy barn
- Additional antique barns used for horses
- Root cellar/garden shed
- Multiple fenced pastures
- 6 hydrants and 4 automatic livestock waterers
- Swimming/fishing pond with dock
- Approximately half open pasture and half wooded
- Natural spring on the mountain

## Systems

- On-demand water heaters
- Propane-heated hot water radiators
- Newer pressure tank and well pump, about 6 years old
- Conventional septic systems
- Guest cottage has separate septic system



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