

Belle Meade Schoolhouse

21 Belle Meade Ln
Sperryville, VA 22740

History

- Originally built in 1914; was in service as a county school until the late 1950s
- Bought by current owner in 1998 and construction/renovation started 1999
- New foundation built further from road
- Steel I-beams were put underneath the structure and it was moved onto the new foundation
- School reopened as a private school in 2004 and is currently in operation

Exterior/Construction

- Original poplar siding was restored
- Completely new roof structure with pre-painted metal roofing
- Supported by steel I-beams to meet special requirements for school weight load
- Blown-in insulation in walls and ceiling, insulation under concrete floor
- Large back deck with access ramp
- Wrap-around concrete patio on side and back of school

Systems

- Wood-fired radiant floor heat
- Propane-heated hot water radiators
- Tuskege instant hot water heaters, replaced in 2018
- Two 200-amp electric boxes with space for more systems
- New well in 2001, new well pump 2024 (shared with cottage)
- Conventional septic system, tank pumped and inspected March 2024

Interior – Main Level

- Original trim and hardwood floors
- Original slate chalk boards
- 12-foot ceilings on main floor
- 9-foot tall Anderson double pane windows
- 3/8" drywall to encapsulate old walls
- Four very large classrooms on main level
- Two half-baths on main level
- Trough sink for projects in northwest classroom

Interior – Lower Level

- Event room on lower level spanning half the entire footprint of the school
- Full kitchen on lower level with Wolf 6-burner range and convection oven, dish sanitizer, and triple sink
- Tile-floored mudroom with built in solid wood "lockers"
- Girls bathroom with shower, boys bathroom with shower and washer/dryer
- Maintenance closet with mop sink
- Several large storage closets
- Tables, chairs and linens for 100; table settings for 75



CHERI WOODARD REALTY

Rappahannock · Fauquier · Madison · Culpeper

Belle Meade Cottage

36 Belle Meade Ln
Sperryville, VA 22740

Exterior/Construction

- Built in 2010
- Hardie-plank siding, decks with ramp access and lower porch
- Pre-painted standing seam metal roof
- Anderson windows
- Concrete panel lower walls
- Blown-in insulation
- Engineered wood I-beams

Systems

- Mini-split heating/ac units replaced on each level in 2018
- Passive solar hot water with propane backup (not currently in use)
- Hot water radiators (not currently in use)
- New well in 2011, new well pump 2024 (shared with schoolhouse)
- 2-bedroom conventional septic system, tank pumped and inspected March 2024

Interior – Main Level

- Sustainable bamboo floors
- Kitchen with extra-tall cherry cabinets and granite counters
- Bar-height counter on peninsula
- Great room with wood-burning fireplace and four-panel sliding door access to wrap-around deck
- Accessible hall bath with existing plumbing for bath/shower
- Two rooms that can be used as bedrooms, dining room, or den – each has closets
- Stacked washer/dryer in northeast room closet

Interior – Upper Level

- Bedroom suite or other use
- Large walk-in closet space
- Full bath with shower and skylight
- Two dormer windows, perfect for window bench
- Large west-facing window

Interior – Lower Level

- Large, open room with two 4-panel sliding doors to covered porch
- Kitchen area with stove and commercial sink
- Full bath with accessible shower
- Laundry room with washer, dryer and utility sink



CHERI WOODARD REALTY

Rappahannock · Fauquier · Madison · Culpeper