



c.1876 Oakley

17136 Ryland Chapel
Rixeyville, VA

MAIN HOUSE

Built: 1876

4 Bedrooms
2 Baths
1 Half Bath

Square Footage
3261 Finished SF

First Floor: 2,309

Finished Upper Level: 952

Finished Basement: 365

Unfinished Basement: 243

Enclosed Porch: 105

Patio: 468

Screened Porch: 168

Foundation: Rock

Roof: Gable, Metal

Siding: Aluminum

Floors: Wood, Ceramic

Air and Heat: Heat Pump

Heat: Oil Backup

At a Glance

Taxes: 2021 \$3,444

Utilities

Electric: Rappahannock

DirectTV

Internet: Hughes net

Oil: Quarters petroleum

Well & Septic

Individual Well and Septic

Outbuildings

One Bedroom Cottage

3-Car Garage

Apartment Above Garage

RV Plug-In

2 Barns

Airplane Hanger

COTTAGE

Built: 1918

1 Bedroom
1 Bath

Square Footage

790 SF

First Floor: 546

Finished Upper: 84

Screened Porch: 180

Foundation: Rock

Roof: Gable, Metal

Siding: Aluminum

Floors: Wood

Heat: Baseboard

APARTMENT

1 Bedroom
1 Bath

Square Footage: 471

This property is being SOLD AS IS. The property is in need of TLC.

Information is provided by public records and owner but not guaranteed.



This is no ordinary property; it is an invitation to a simpler way of life. Take a deep breath of fresh air and let this slice of Virginia country living work its magic on you.







QUINTESSENTIAL VIRGINIA LIVING

Experience the allure of this preserved c.1876 farmhouse, a piece of Virginia heritage. This property isn't just a home; it's a narrative of history and heart.

The year 1876.

Alexander Graham Bell patents the telephone. United States celebrates its centennial. Colorado becomes a state.





THE RESIDENCE & PROPERTY

Step back in time and into the pristine Virginia countryside with this captivating c.1876 historic farmhouse surrounded by 34 acres of pastoral beauty. For those with equestrian interests or looking to tackle agricultural projects, the property includes a pond, cottage, apartment, practical barns, and airplane hanger ready to serve many purposes.

The main house exudes a warm, lived-in charm from its soulful exterior to inviting interiors. Cross the threshold; over 3,500 square feet of inviting space will unfold before you. Modern amenities blend with historic character, creating a warm and inviting atmosphere. Curl up with a good book in the study or gather family and friends in the formal living room for cozy evenings by the fireplace. Step outside from the living room to the screened-in porch to continue the evening. The breakfast area is perfect for casual meals and has a charming beamed ceiling and stone fireplace. The formal dining room is a beautiful space for holiday meals. The primary suite, secluded on the main level, boasts a spacious bathroom complete with a jacuzzi tub and walk-in shower, blending comfort with the charm of a historic home. Upstairs, there are three additional bedrooms and a bathroom. Escape to the family room on the terrace level for games and movies next to the wood stove.

This historic gem of Virginia is more than just property; it's a living piece of history. With its inspiring landscapes and timeless character, this is more than a house; it's a home with a soul, inviting you to write the next chapter.





The Living Room



The Dining Room



The Study



The Kitchen



The Breakfast Area



**The Main Level
Primary Bedroom**



**The Main Level
Primary Bathroom**



**The Upper Level
Bedroom 1**



**The Upper Level
Bedroom 2**



**The Upper Level
Bedroom 3**



**The Upper Level
Bath**

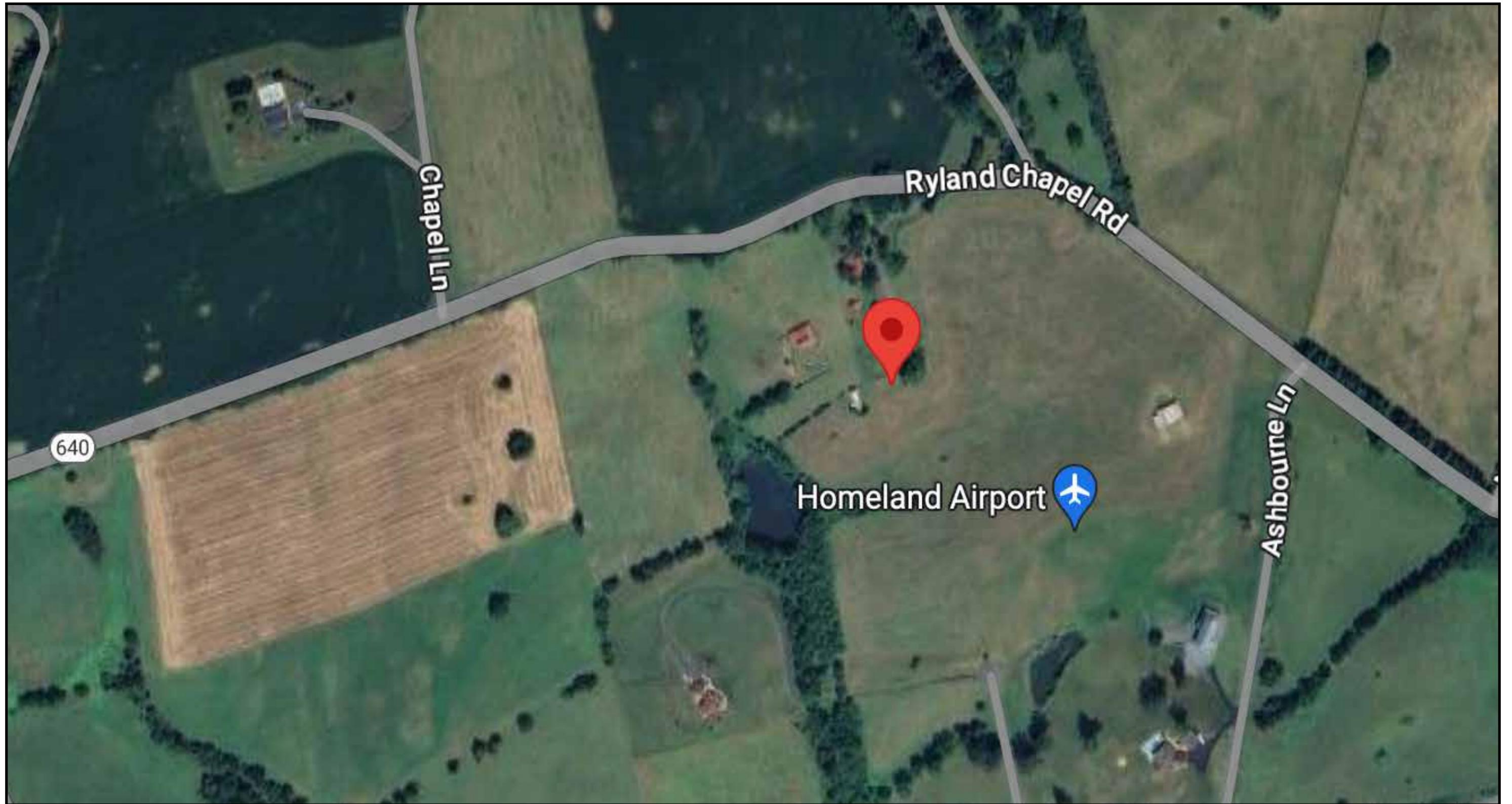


**The Terrace Level
Family Roo**



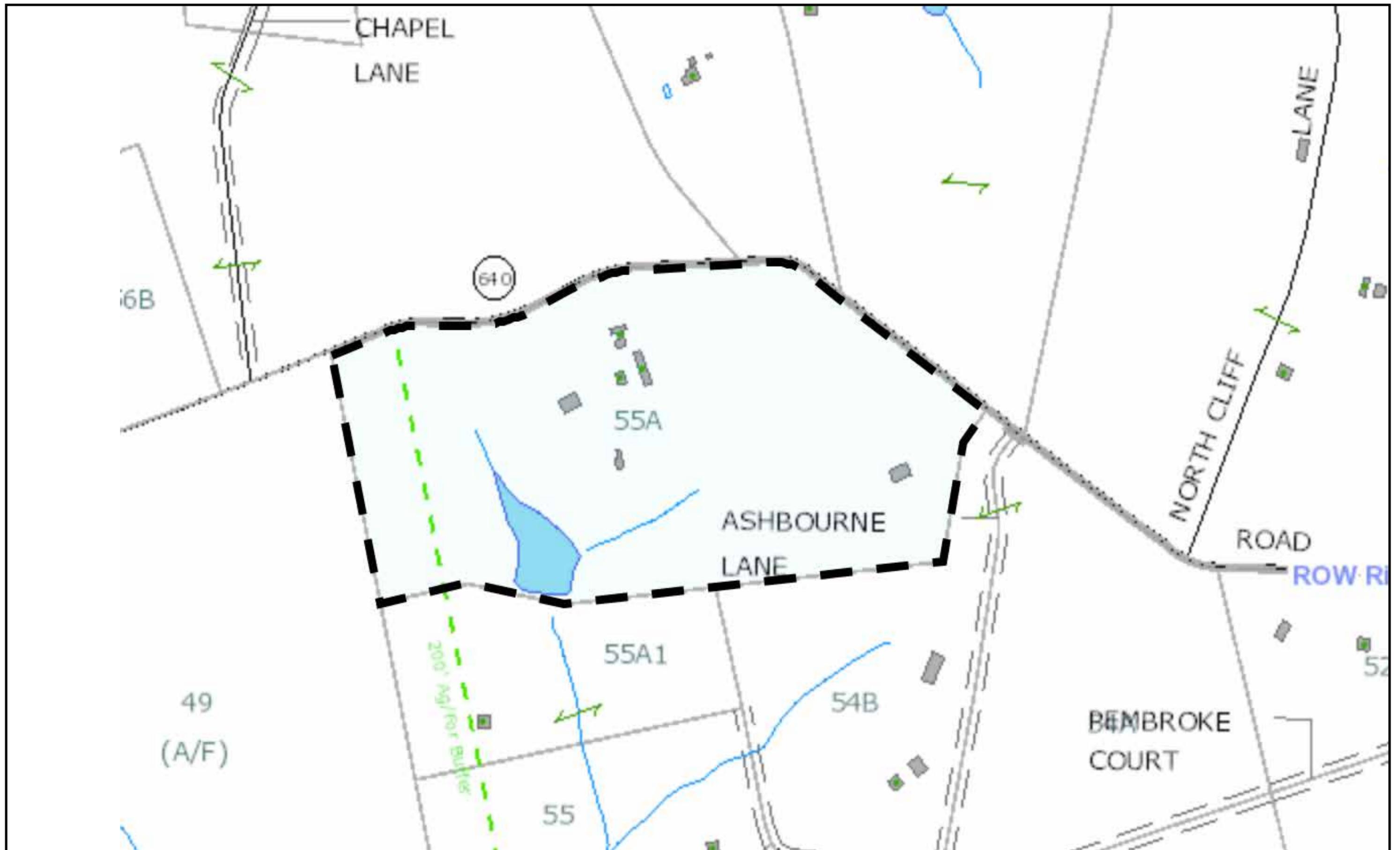






17136 Ryland Chapel Rd.
Rixeyville, Virginia

Convenient to Culpeper - 9.7 Miles, Charlottesville
Airport - 50.9 Miles, Washington DC - 64.9 Miles.





Listing & Selling

VirginiaCountryLiving.com

Exclusive Listing Agents

Bridget Archer 434-981-4149 & Pam Dent 434-960-0161

GAYLE HARVEY REAL ESTATE, INC.

