

9337 Ada Road, Marshall, VA 20115

Today more than ever, an escape from the intensity of city life is something we crave. Hunt Country Sotheby's International Realty is pleased to be in a position to offer three delightful rural lots off Ada Road in Marshall, just three miles from Interstate 66.

While being a secluded and rural getaway location, the property is nevertheless in the heart of Virginia wine country, guaranteeing access to copious local attractions and events, as well as easy access to quaint towns and villages in Virginia. This property is a place of peace, tranquility and calm, somewhere to fulfill the craving to immerse oneself in mother-nature.

Lot 3A lies toward the rear and is perked for a 6-bedroom house and would make a great homesite or, if purchased with lots 3C and 3B, has potential for a B&B or family compound. The possibilities are endless.

Lot 3B features a quaint cottage of 873 square feet on just under 4 acres. It makes for an ideal weekend getaway and offers the opportunity to be expanded upon as the septic field is 'perked' for 2 bedrooms, with an additional 4-bedroom perk site approved for a main home.

Lot 3C (1 and 2) sits closest to Ada Road and has been identified to have one potential family subdivision, meaning that the current 4 acres may qualify to be split into two 2-acre lots as seen on the attached plat. One of the 2-acre lots already has an installed septic field, perked for a 2-bedroom house, plus has an additional 3-bedroom perk, while the second 2-acre lot is perked for a 5-bedroom house.

Ingress/egress

At present, access to lots 3C, 3B and 3A are all via the gravel road which starts at Ada Road, and currently ends at the small cottage on lot 3B. Ultimately, 3A and 3B should be accessed by extending Walden Lane, a right of way ingress/egress easement for which has been deeded (shown on the plat), but which future lot/homeowners will need to have extended to their properties. 3C could also be accessed via Walden Lane, or the existing gravel road.

General:

- ❖ All three lots are available to purchase either separately, or together as one.
- ❖ With the excellent draining soils, mature redwoods, streams, pond-site and extensive 'perking' of the combined lots, there are endless possibilities.

About the area:

Despite being utterly rural, the property is within easy reach of suburban Washington D.C. and nestled in Fauquier County, an area which has been carefully controlling urban sprawl, with a focus on conservation.

Directions:

From I-66 take Free State Road for 3.2 miles - right on Ada Rd for 600 feet - left up a gravel road.

Local attractions - seasonal and year round:

- ❖ [The Town of Marshall](#) is named after former Chief Justice John Marshall who was raised close by. It is a culinary hub, with excellent restaurants, wineries, breweries and eclectic stores.
 - [The Whole Ox](#) -
 - [Field & Main Restaurant](#) -
- ❖ [The Plains](#)
 - [The International Gold Cup Races](#) - held annually at Great Meadow, just an eight mile drive from the property in The Plains, this international event is fun for young and old, horse lovers and non equestrians.
 - [Girasole](#) - Chef owned, special occasion fine dining in The Plains.
 - [The Front Porch](#) - Front Porch offers visitors a quiet retreat, a fine meal and a thick dose of southern hospitality.
 - [The Rail Stop](#) - The owner and chef partnered with actor Robert Duvall to open the Rail Stop Restaurant in The Plains. It was here that he gained exposure on The Oprah Winfrey Show and The Food Network. Now, as a way to celebrate his 20th year as Chef and owner of this Main Street mainstay, Tom is sharing some of his favorites recipes, providing a wider

audience some insight into what has made the Rail Stop one of the region's finest restaurants.

❖ [Paris \(Virginia!\)](#)

- [The Ashby Inn](#) - The Ashby Inn & Restaurant sits in the tranquil and historic village of Paris, Virginia. This Northern Virginia bed and breakfast offers romantic guest rooms that vary in size and decor. Long regarded as one of the best restaurants in Northern Virginia, the Ashby Inn offers a menu that is thoughtful, expressive and, in spring and summer, inspired by its own gardens.

❖ [Little Washington, Virginia](#)

- [The Inn at Little Washington](#) - Chef Patrick O'Connor's gem in the heart of Virginia countryside is one of just 14 Michelin 3 Star restaurants in America, and the only one in the Washington D.C./Virginia region. Truly the ultimate special occasion visit.

❖ [Flint Hill](#)

- [The Blue Door Kitchen & Inn](#) - "It is with great anticipation that The Blue Door kitchen & inn has prepared for your visit. As you walk through the Blue Door entrance, we invite you to step into our serene and charming estate to experience upscale casual dining and secluded accommodations in the heart of rural Rappahannock, Virginia. Our historic Flint Hill estate has much to offer in charm, beauty and elegant simplicity."
- [The Griffin Tavern](#) - Griffin Tavern in Rappahannock County- Flint Hill, Virginia is a casual dining restaurant and serves as the local social gathering place for everyone.

❖ [Huntly](#)

- [Glen Gordon Manor](#) - Captivating retreat, conveniently situated below Sky Line Drive, overlooking the stunning Shenandoah National Park. From its 45 acres of pastures, lawns, and gardens, glory in the gorgeous views of the Blue Ridge Mountains and the neighboring farms and vineyards. A dining experience at the Houndstooth Restaurant is the jewel in the

crown that is Glen Gordon Manor, and is open nightly for a 7pm dinner seating.

- ❖ [Warrenton](#) is just 15 miles away and a wonderful destination for exploring, dining and shopping. Steeped in Virginia history, Warrenton is delightful and so close.
- ❖ [Middleburg](#) and [Upperville](#) are wonderful places to visit, eat and roam. The drive alone is serene and worth it, passing through beautiful rolling hunt country with mountain views, stacked stone walls and traditional split rail fences.
 - [Salamander Resort](#) - Salamander Resort & Spa is a timeless destination, located in historic Middleburg, Virginia. Harrimans restaurant offers fine dining while a more relaxed meal can be enjoyed at the Gold Cup Bar. This dog friendly resort offers spa treatments and a great deal more.
 - [The Red Fox Inn & Tavern](#) - one of the oldest continuously running tavern in America, the Red Fox Inn dates to 1728 when it was a rest stop for weary travelers between Winchester and the Port of Alexandria
 - [Hunters Head Tavern](#) - a wonderful destination for traditional English pub food and beers, sourced locally
 - [The King Street Oyster Bar](#) - relaxed American dining and not just oysters!
 - [Thaiverse](#) - One of two Thai dining establishments in Middleburg offering seated and take out, excellent Thai cuisine.
 - [Best Thai Kitchen](#) - Family owned Thai restaurant that loves to serve delicious, authentic Thai dishes.
 - [Red Bar Sushi](#) - Sushi in the heart of Middleburg's downtown.
 - [Red Horse Tavern](#) - Middleburg's place to just hang out and enjoy a relaxed meal and drink.
 - [Old Ox Brewery](#) - A recent and wonderful addition to Middleburg, Old Ox serves up not just great craft beer but delicious food, entertainment and educational events.
 - [Upperville Colt & Horse Show](#) *between Middleburg and Upperville* - the oldest horse show in America. Started in 1853 by Colonel Richard Henry Dulany, the show was designed to showcase and improve local breeding stock in Northern Virginia. Colonel Dulany continued to run the show until his death in 1906
 - [Middleburg Spring Races](#) - Held every third Saturday in April since 1911, this steeplechase event marks the beginning of the Middleburg social season, and is half a mile from Stonyhurst

- [Banbury Cross Polo](#) - throughout the summer season, just east of the Town of Middleburg, just off John Mosby Highway (route 50) is Banbury Cross where, on Fridays and Sundays, one is able to take picnics and enjoy polo matches
- [Middleburg Film Festival](#) - Held annually at the Salamander Resort & Spa, this festival is fast becoming another Sundance, with premieres of Oscar worthy and Oscar winning movies
- [National Sporting Library & Museum](#) - this is one of the great jewels of Middleburg-founded in 1954 located on a six-acre campus, the NSLM is a world-class research library and fine art museum focused on country pursuits such as angling and equine sports
- [The Pink Box](#) - the visitor center in the Town of Middleburg, the Pink Box is a historic old house located in downtown Middleburg. It is also the site of the forthcoming Middleburg Museum, sure to be an exciting visit!

Please note that this information sheet is intended as a guide to various property features and amenities, and will not form part of any contract. Information is deemed reliable but not guaranteed E&OE