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# 2170 Saltville Highway, Saltville, VA 24370

**$299,000** · MLS #9994549 · 5 bed / 1 bath · brphomes.com/mls/9994549




| 5 | 1 | 2,700 | 1905 | 26.86 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 1905
**Lot Acreage:** 26.86
**Above Grade Sq Ft:** 2,700
**Lot Dimensions:** 26.86

**City Taxes:** $0
**County Taxes:** $150.96
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Rich Valley
**Middle School:** Northwood
**High School:** Northwood

## Description

Welcome to Elkhorn Cove... a place that feels set apart from the rest of the world.

This remarkable 26-acre property rests along the banks of the Holston River, just outside Saltville, Virginia; a setting

defined by water, woods, and a sense of quiet permanence that is becoming harder to find.

If seclusion is what you have been searching for, you may have just found it. The land is largely wooded, offering excellent hunting and fishing, along with the kind of privacy that lends itself naturally to a family compound or retreat. Several outbuildings remain, including a substantial and very usable barn.

The home itself dates to around the turn of the 20th century and offers nearly 3,000 square feet, with five bedrooms and one bath. Inside, many of the details that matter most are still intact; original wood floors, an original staircase, and historic fireplace mantels that anchor the home. The bathroom and kitchen have been thoughtfully updated in a way that nod to the home's Appalachian roots without losing its character.

Outside, the original siding and windows remain, along with a striking two-story porch that looks out over the river... the kind of feature that defines a property. With a bit of thoughtful restoration, this house has the makings of something truly special.

Just below the home, along the riverbank, is a rare feature... an ancient cave with a main chamber and a tunnel that disappears beyond view, adding a layer of mystery and history that is difficult to replicate.

Access is part of the story here. The property can be reached by crossing the river or by way of a swinging bridge; a fitting introduction to a place that feels both secluded and storied.

The acreage is divided into four parcels, connected by right-of-way. Elkhorn Cove is not just land and a house; it is a setting, a story, and an opportunity waiting for the right steward.

## Features & Amenities

**INTERIOR**

Drywall Walls • Electric Range • Full Basement • Hardwood Flooring • Laminate Flooring • Oil Heating • Paneling Walls • Plaster Walls • Refrigerator • Single Pane Windows • Two-Level • Vinyl Flooring

**EXTERIOR**

Back Porch/Patio • Balcony • Barn(s) • Driveway • Farm House • Front Porch • Gravel • Historic • Metal Roof • Part Wooded Lot • River Front • Rolling Slope Lot • Sloped Lot • Steep Slope Lot • Water View • Wood Siding Exterior • Wooded Lot

**OTHER**

Average Condition • Fixer Condition • Septic Tank Sewer • Spring Water

Listing courtesy of Wallace

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