FOUND ON BRPHOMES.COM

447 Blaircroft Road, Pennington Gap, VA 24277

$440,000 · MLS #10002620 · 2 bed / 2.5 bath · brphomes.com/mls/10002620



2	2.5	3,085	2003	17.5
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2003
Lot Acreage: 17.5
Above Grade Sq Ft: 2,258
Lot Dimensions: 760634 sq. ft.
City Taxes: $0
County Taxes: $2,332.20
Basement Sq Ft: 1,563
Garage Sq Ft: 557
Garage Spaces: 2
Elementary School: Elk Knob
Middle School: Pennington
High School: Lee Co

Description

TWO HOMES, 17.5Â± ACRES, TWO BARNS & ENDLESS POSSIBILITIES! Discover an extraordinary opportunity in the beautiful mountains of Southwest Virginia! This exceptional property package features two residences, approximately 17.5 acres of picturesque countryside, a substantial pole barn/workshop combination, a second traditional barn, and mountain views. Ideal for multigenerational living, investment opportunities, or those seeking the freedom of country living!
447 BLAIRCROFT ROAD - DISTINCTIVE ARCHITECTURE & SPACIOUS LIVING

Situated on approximately half an acre, this impressive two-bedroom residence offers over 2,162 square feet of living space and an attached two-car garage. Its attractive brick exterior, distinctive green metal roof, and inviting grounds create wonderful curb appeal.

Inside, soaring vaulted ceilings, gorgeous hardwood floors, and exposed wood accents create a dramatic open-concept living environment. A magnificent floor-to-ceiling brick fireplace serves as the centerpiece, while an impressive staircase leads to a spacious upper-level loft overlooking the living areas. The loft is ideal for a home office, library, or additional sitting area.

The kitchen features warm wood cabinetry, tile flooring, generous counter space, and a raised serving bar. The spacious primary bedroom offers beautiful hardwood flooring and expansive windows, while the primary bathroom features a soaking tub, large tiled walk-in shower, and separate vanities.

The expansive finished lower level adds tremendous versatility with tile flooring, a wood-burning stove, kitchenette, and additional full bathroom. Perfect for entertaining, recreation, a home theater, or fitness area! Additional unfinished rooms and utility space provide excellent storage and customization opportunities.

370 MELZONI DRIVE - SECOND HOME & 17Â± BEAUTIFUL ACRES

The adjoining property features a charming 757 sq. ft. two-bedroom, one-bath, single-level cottage surrounded by approximately 17 acres of rolling countryside, open pastures, wooded boundaries, and mountain scenery. Featuring a metal roof, covered front porch and attractive flooring this home offers comfortable living spaces and tremendous potential. Renovations are underway, allowing the next owner to complete the remaining improvements to their preferences.

TWO BARNS, WORKSHOP & EXCEPTIONAL STORAGE

For hobbyists, automobile enthusiasts, collectors, and those seeking agricultural or workshop facilities, this property truly shines!

A substantial detached pole barn/workshop combination features a large overhead garage door, concrete flooring, high ceilings, and expansive interior space ideal for vehicles, tractors, equipment, woodworking, or mechanical projects. An adjoining barn-style section provides additional storage and agricultural utility.

A second, separate traditional wooden barn showcases rustic timber construction, spacious interior areas, and classic agricultural character. Ideal for equipment storage, agricultural pursuits, or restoration, this picturesque structure adds charm and versatility.

17.5Â± ACRES OF COUNTRY FREEDOM!

The special secret about this property is that the house is situated in what many deem to be the best subdivision in the county. The homes are very nice, the community is extremely safe, the area is quiet, and the neighbors are there to help you when you need them. This home was built in the old Italian farm style with lots of windows, rooms defined by levels not walls, solid oak flooring, an open staircase, and high ceilings. What makes this property extraordinary is the farmland attached to this great house. A rare find. The best of both worlds: a house with all of the amenities of a subdivision, yet step out your back door and across your back yard and you are on your farm with all of the rural accommodations it brings.

Features & Amenities

INTERIOR

Bar • Central Air • Central Heating • Crawl Space Foundation • Dishwasher • Disposal • Dryer • Drywall Walls • Full Basement • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen Island • One and One Half-Level • Open Floorplan • Primary Bathroom • Primary Bedroom • Propane Heating • Range • Refrigerator • Stone Counters • Storage Attic • Tile Flooring • Utility Room • Washer

EXTERIOR

Attached • Barn(s) • Brick Exterior • Contemporary • Driveway • Garage(s) • Guest House • Level Lot • Metal Roof • Pasture • Rear Porch • Second Garage

OTHER

Above Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of Real Broker VA

SCAN TO VIEW ONLINE
brphomes.com/mls/10002620