



Turkey Hollow
604 Coles Rolling Rd
Scottsville, Virginia





SPELLBOUND

As you approach the entrance, prepare to be spellbound by the stunning beauty of the surroundings. The property has magnificent trees and lush flora, teeming with wildlife. Quintessentially country, it comes complete with a 2-stall barn, a heated pool, a pond, a large chicken coop, and a storage/workshop building. To top it off, nestled on the property, you will find a charming log cottage, perfect for Airbnb visitors, with a living room, kitchen, bathroom, and cozy loft bedroom. It's a one-of-a-kind experience!



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Year Built: 1981

SF 2206

3 BR, 2.5 BA

25.07 Acres

50 Year Roof

HughesNet Internet

THE MAIN RESIDENCE

Before entering the house, you will want to pause to soak in the visual beauty of the setting. Inside the home, you'll find three bedrooms and 2.5 baths. The living room is warm and inviting, with a gas wood stove and built-ins. A delightfully charming kitchen with stainless steel appliances, granite countertops, and abundant cabinet space awaits your culinary creations. An inviting dining area offers plenty of entertainment options - it opens to the deck overlooking an enchanting setting with a pond attracting wildlife, a 14 x 38 pool, and fields with horses quietly grazing.

Upstairs features two spacious bedrooms plus a small bedroom ideal as an office or nursery. The terrace level includes a studio apartment and bathroom with walk-out access to the farm filled with enchantment.









THE COTTAGE

The rustic, charming log cottage from the 1800s was dismantled and rebuilt in 1987; it is ideal for guests or as an Airbnb retreat. It enjoys privacy with views of the ponds and farm. There is a large living room, kitchen, loft bedroom, and bathroom.









SLOW



THE FARM

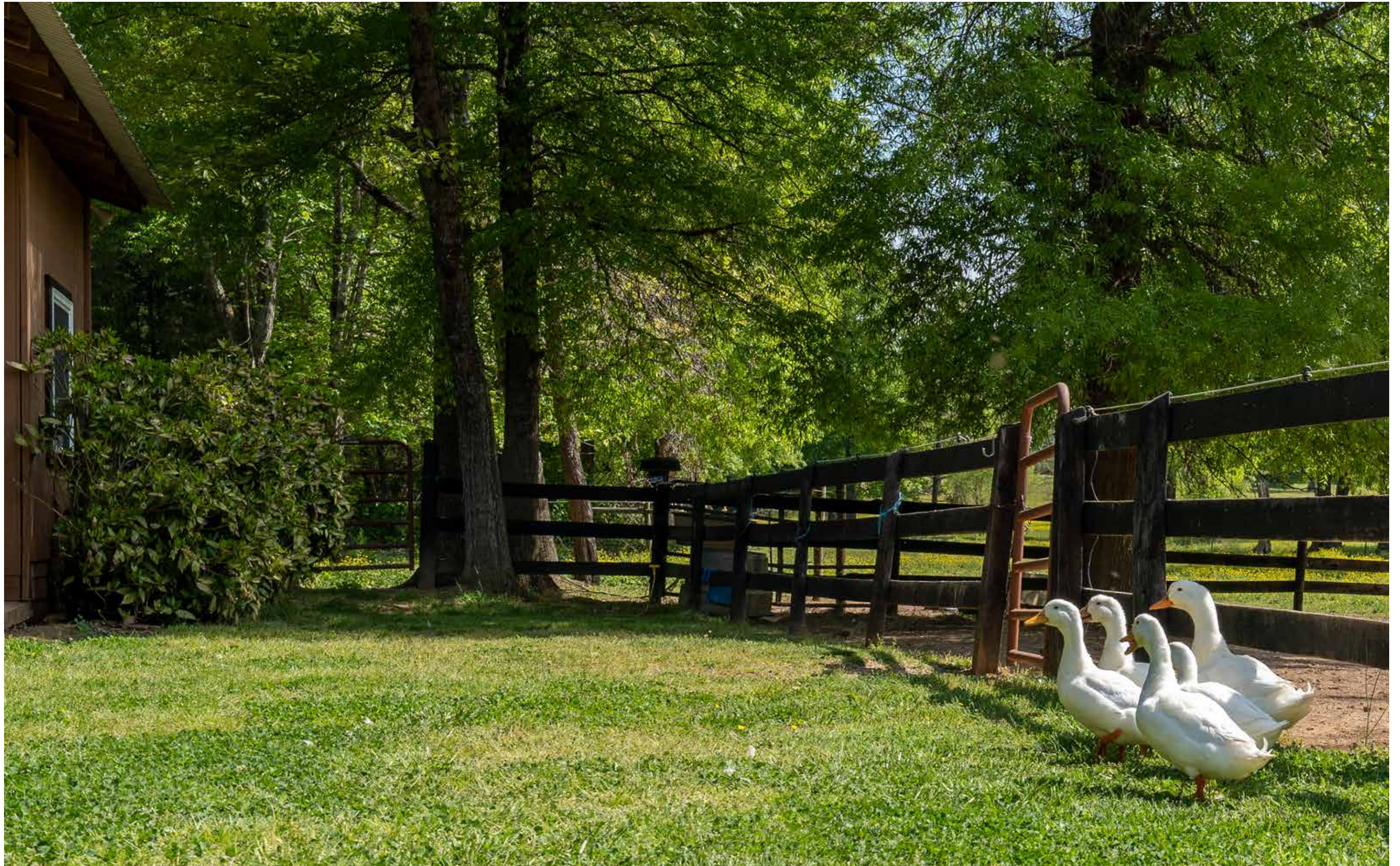
2 Stall Barn & Wash Stall
Chicken Coop With Run
Pond With Resident Ducks
Storage House















OTHER INFORMATION

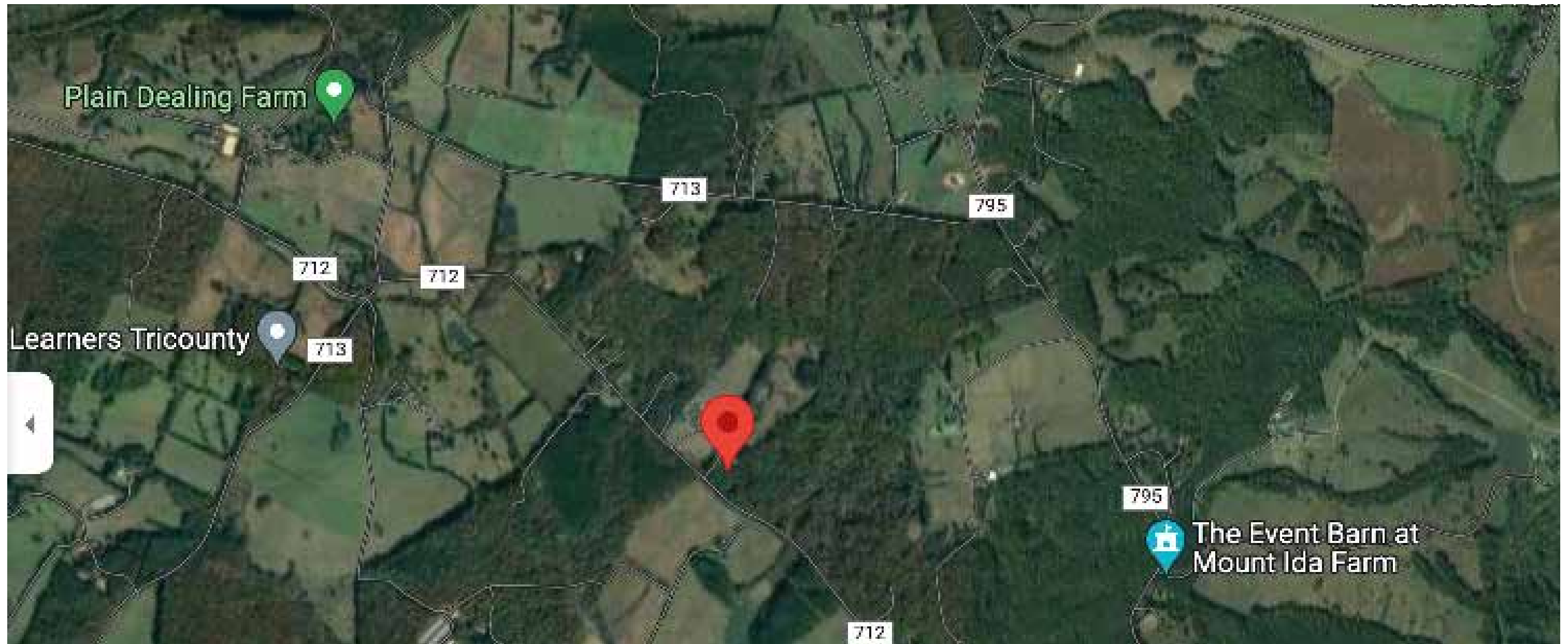
- INTERNET: HughesNet
- PROPANE: Tiger Fuel
- ELECTRIC: Appalachian Power
- SEPTIC PUMPED: 2019
- ROOF: Architectural shingles - 50 years
Roof replaced in 2009: Erie Metal Roofs
- SIDING: Replacement with Hardie Plank 2009
- WINDOWS: Replaced in 2009
- HEAT: Gas Woodstove and Baseboard
- HVAC: Replaced in 2019
- KITCHEN: Remodeled in 2016
- POOL: Fiberglass with a tile border. Heat pump replaced 2020 with quiet 3-speed variable flow pump. It has an automatic cover.
- GENERATOR: Refrigerator, TV, Lights, Well
- **TERRACE APARTMENT**
 - Radiant heated floor in terrace apartment bathroom
 - Gas stove top replaced 2022
 - Kitchen counter top: Angola Black Granite
- **RENTAL RATES**
 - Cottage earns \$135/night
 - Terrace apartment \$70/night

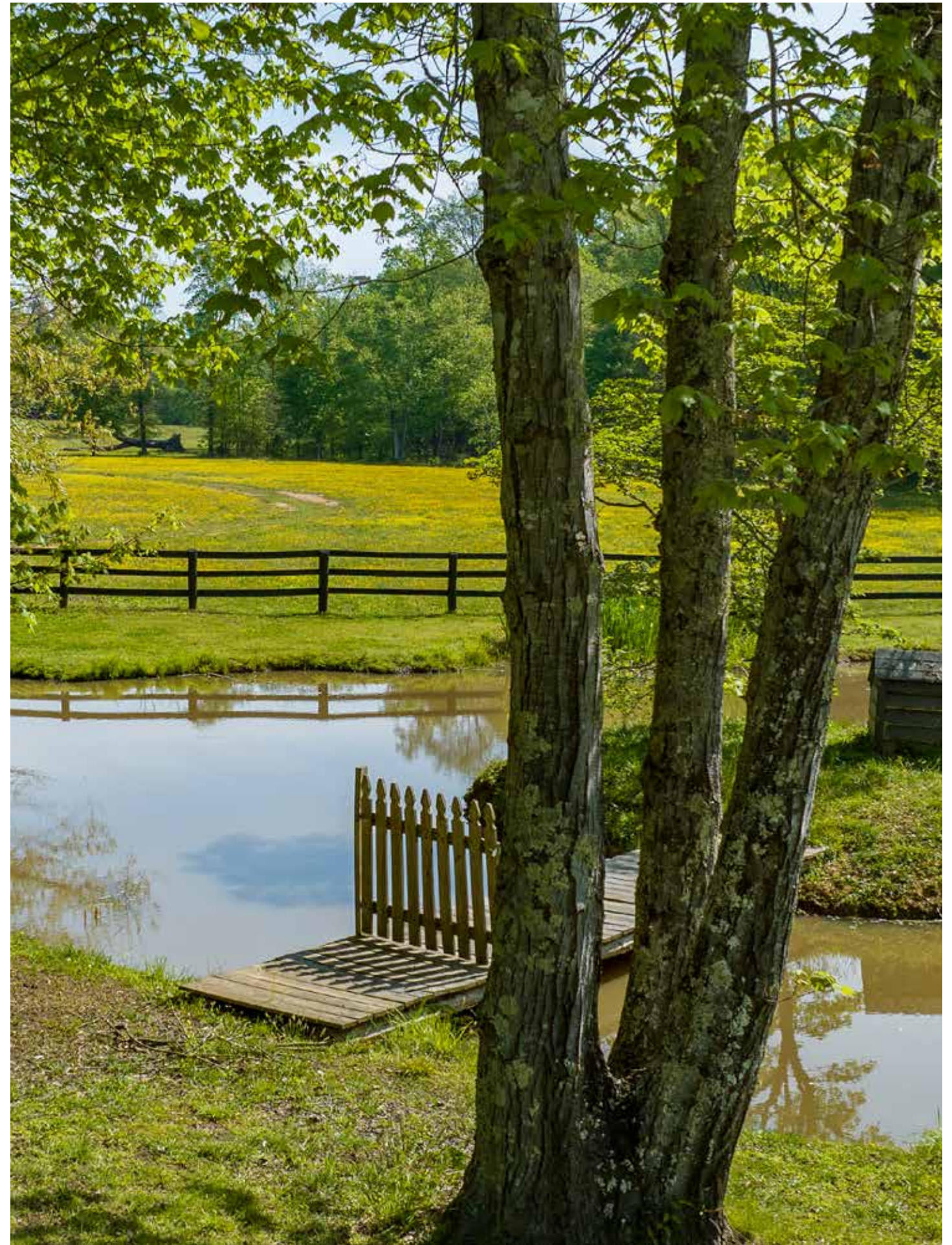
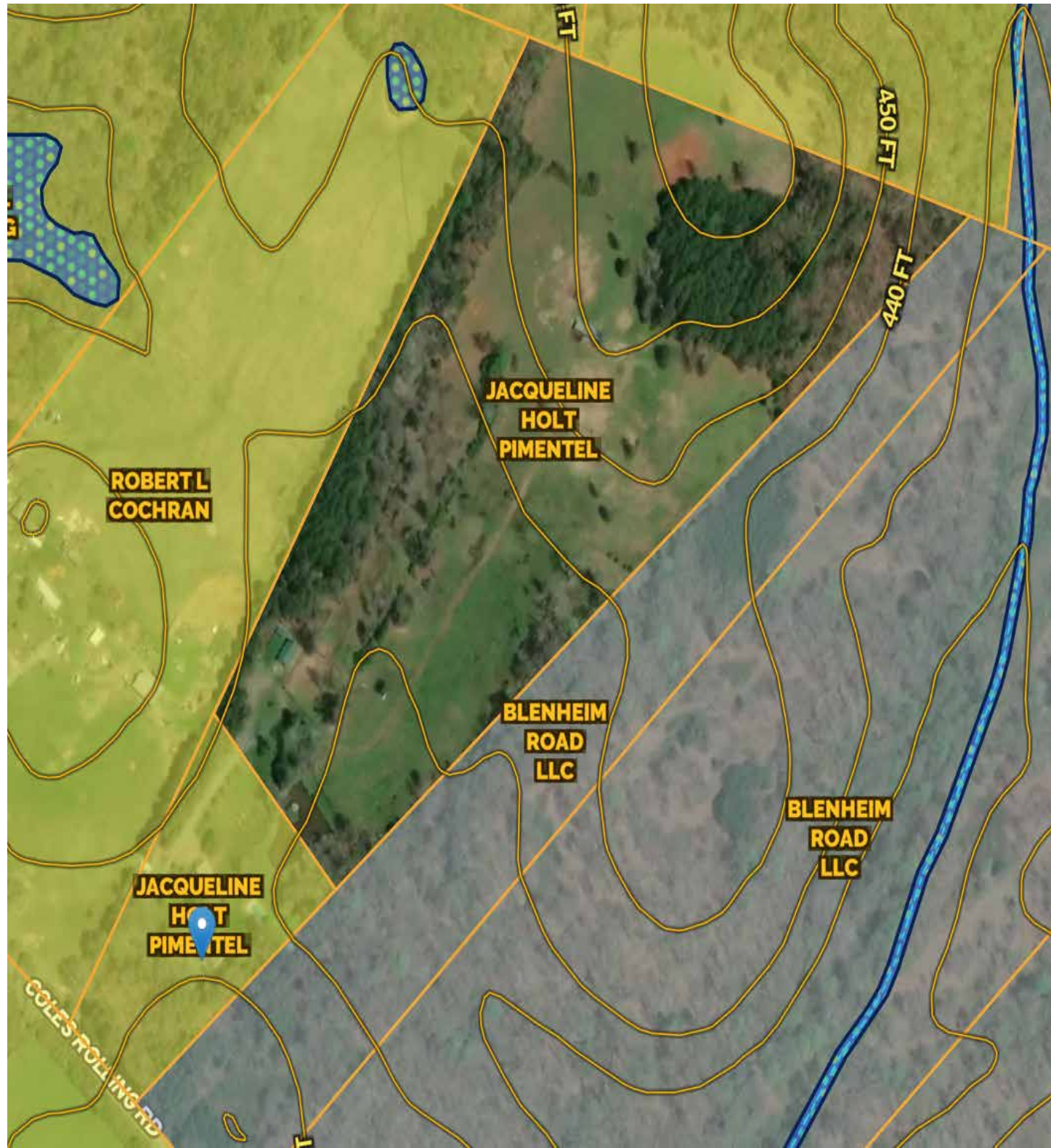




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Convenient to Charlottesville, Rt 29







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Listing Agents

**Bridget Archer & Pam Dent
Gayle Harvey Real Estate, Inc.**