

28450 Smyth Chapel Road, Meadowview, VA 24361

\$489,900 · MLS #10000928 · 4 bed / 1 bath · www.brphomes.com/mls/10000928



TVR MLS

4

BEDS

1

BATHS

1,440

SQ FT

1944

YEAR BUILT

23

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1944

Lot Acreage: 23

Fireplaces: 1

Above Grade Sq Ft: 1,440

Lot Dimensions: 23 acres

City Taxes: \$0

County Taxes: \$610.54

Basement Sq Ft: 0

Garage Sq Ft: 0

Elementary School: Meadowview

Middle School: Glade Spring

High School: Patrick Henry

Description

There is a peace that comes through rooting your life to a property such as this. Set amongst 23 picturesque acres in Meadowview, this circa 1944 bungalow is nestled in a storybook setting of whispering willows, a babbling brook, and

sheep grazing idly in the slanting sunlight. The historic home emanates charm and sweetness, and something rarely seen in modern construction--beauty for beauty's sake.

Enter through the back of the home, as generations have before, where a sun-dappled arbor, sheltered by a lush wisteria, provides a place for quiet mornings with coffee and al fresco meals with those you love. Inside, original character remains at the heart of the home. Hardwood floors, beautiful original trim and details, and a stone fireplace bring warmth and authenticity to the living spaces. In the kitchen, butcher block counters and vintage-style flooring feel both fresh and at home in this historic cottage. Washing dishes becomes meditative with a window overlooking the peaceful countryside--pastures, trees and changing seasons unfold just beyond the glass.

Outside, abundant perennials and mature trees establish a history and presence around the home, while open pasture provides room for livestock and rotational grazing. With a mix of pasture and wooded acreage, fencing for rotational grazing, and three livestock waterers, there is space here to garden, keep animals, explore the woods, or simply enjoy the privacy and quiet that 23 acres can provide. Less than 20 minutes to historic Abingdon and just a few miles from Emory & Henry, this home is in a peaceful setting without being too remote.

This is a property for mornings spent on the porch-swing, watching the countryside wake up, evenings by the fire, muddy boots by the door and seasons measured by what is blooming. Charming, simple, and wonderfully removed from the rush of everyday life--28450 Smyth Chapel Road offers something increasingly difficult to find--a beautiful piece of land, a home with history, and the opportunity to hold space for what matters most.

Features & Amenities

INTERIOR

Baseboard Heating • Built-in Features • Ceiling Fan(s) • Crawl Space Foundation • Dishwasher • Drywall Walls • Electric Dryer Hookup • Gas Log Fireplace • Gas Range • Hardwood Flooring • Heat Pump • Insulated Windows • Living Room Fireplace • One and One Half-Level • Plaster Walls • Refrigerator • Stone Fireplace • Tile Flooring • Washer Hookup • Window Unit(s)

EXTERIOR

Back Porch/Patio • Barn(s) • Block Exterior • Block Foundation • Bungalow • Cottage • Covered Porch/Patio • Creek/Stream View • Driveway • Garden • Landscaping • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Privacy Fencing • Rolling Slope Lot • Shed(s) • Shingle Roof • Side Porch • Terrace • Vinyl Siding Exterior

OTHER

Above Average Condition • Fiber Connected • Public Water • Septic Tank Sewer

Listing courtesy of Holston Realty, Inc.



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