

447 Blaircroft Road, Pennington Gap, VA 24277

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



TVR.MLS

2
BEDS

2.5
BATHS

3,085
SQ FT

2003
YEAR BUILT

17.5
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, 17.5± ACRES, TWO BARNES & 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 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 a 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 & 17.5± BEAUTIFUL ACRES
The adjoining property features a charming two-bedroom, one-bath, single-level residence 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. The kitchen features appealing blue cabinetry, while the bedrooms enjoy countryside views. Renovations are underway, allowing the next owner to complete the remaining improvements to their preferences. This second residence offers possibilities for extended family, guest accommodations, or potential rental income. TWO BARNS, WORKSHOP & EXCEPTIONAL STORAGE
For hobbyists, automobile enthusiasts, collectors, and those seeking agricultural or workshop facilities, this property truly shines!

A substantial detached 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.
17.5± ACRES OF COUNTRY FREEDOM!

Imagine enjoying morning coffee overlooking rolling pastures, spending afternoons gardening or working in your own workshop, and relaxing against a mountain backdrop. With open fields, mature trees, wooded borders, and beautiful countryside views, the possibilities for recreation, hobby farming, and peaceful country living are remarkable! TWO HOMES. 17.5± ACRES. TWO BARNS. WORKSHOP FACILITIES. MOUNTAIN VIEWS. ONE EXCEPTIONAL OPPORTUNITY!

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
www.brphomes.com/mls/10002620