

Black Walnut Farm Features



Main House – The old section is an 1834 farmhouse originally owned by Jacob Riner, a Constable in Gordonsville. Ownership has been traced to modern times.

Back half of the home was totally renovated in 2012 including the kitchen, dining area, sitting room, and screened porch. New flooring is barnboard oak from Appalachian Woods near Waynesboro. Gourmet kitchen offers marble counters, white maple cabinets, gas cooktop, double oven, Kitchenaid Low Profile refrigerator.

120 sq ft Conservatory with high tech glass to reflect heat and glare, added in 2019.

Old part of the house features heart pine paneling. Living room fireplace has a mantel salvaged from the Montpelier restoration. It was purchased from Craig Jacobs owner of Salvagewrights in Orange who has done restoration work at Montpelier. The hearth is a Buckingham slate slab. The foyer floor is Buckingham slate tiles from the Barboursville school. Chimney in the front of the house relined in 2010. Gas logs in Owners Bedroom. Unused chimneys have caps – remove before use.

Systems - Increased insulation and new wiring were added in the renovated section in 2012. Renovation also included partial conditioning of the crawl space and locating an on-demand water heater and new HVAC unit below the floor. Well pump has been replaced.

All windows on the property have been replaced. Most windows in the main house are Anderson or Pella.

Standing seam metal roof on main house replaced in 2016.

17 KW Generac Generator to run major systems. 1000 Gal propane tank

Dependencies – Office with 2 finished floors was gutted and renovated in 2011. New roof at that time. Building has its own power supply. Barn walls were covered, and windows replaced. Garage door added. Upgrades to garage/barn, electrical, walls and windows in 2018. The 45' by 45' garage/barn offers 2025 sq ft for your hobbies or business.

Cedar sided 3 bay carport with metal roof & power supply added in 2011.

The property – Patio with Buckingham slate, firepit, pergola, stone paths and raised beds. The garden features rambling roses, mature maples, black walnuts, a magnolia and boxwoods. There are many perennials including irises, peonies, lilies, tulips and daffodils. You will enjoy rambling along the trails throughout the woods and fields along the charming stream at the back of the property. Heirloom apple orchard sourced from an orchard south of Charlottesville – VintageVirginiaApples.com

16' by 40' saltwater pool added 2015

Kabota 7800 Tractor and tools, including bush hog, bucket and blade, convey.