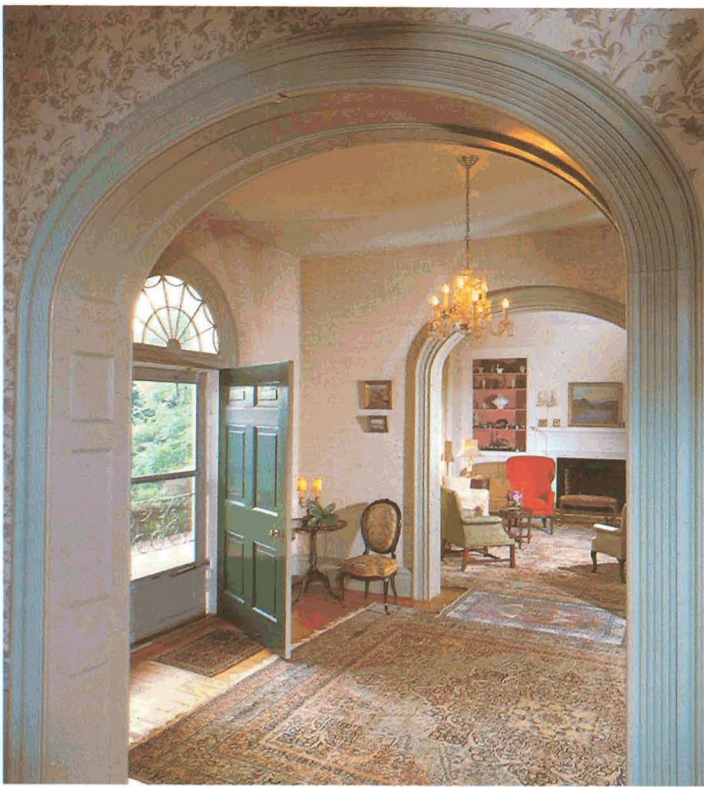
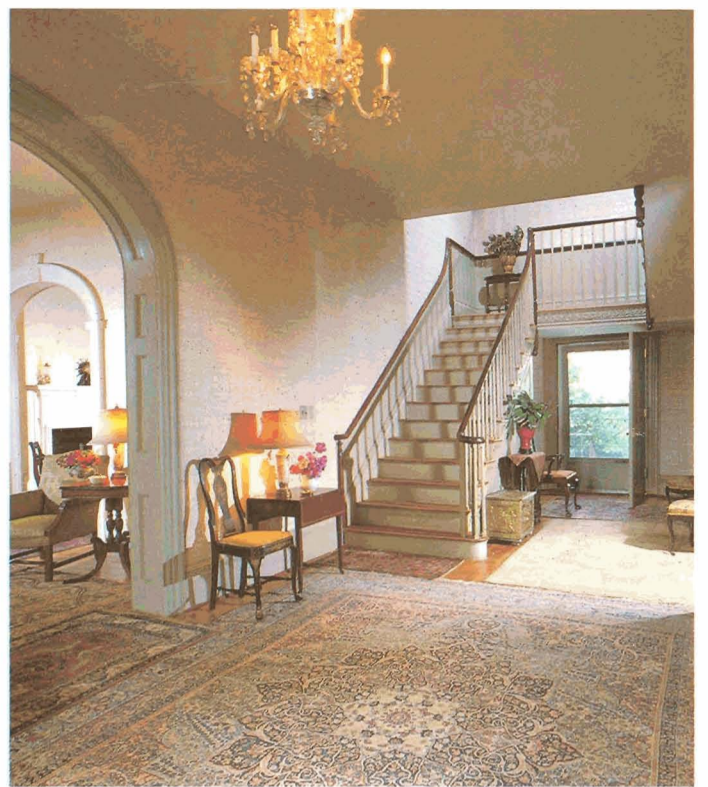


# Green Branch Plantation

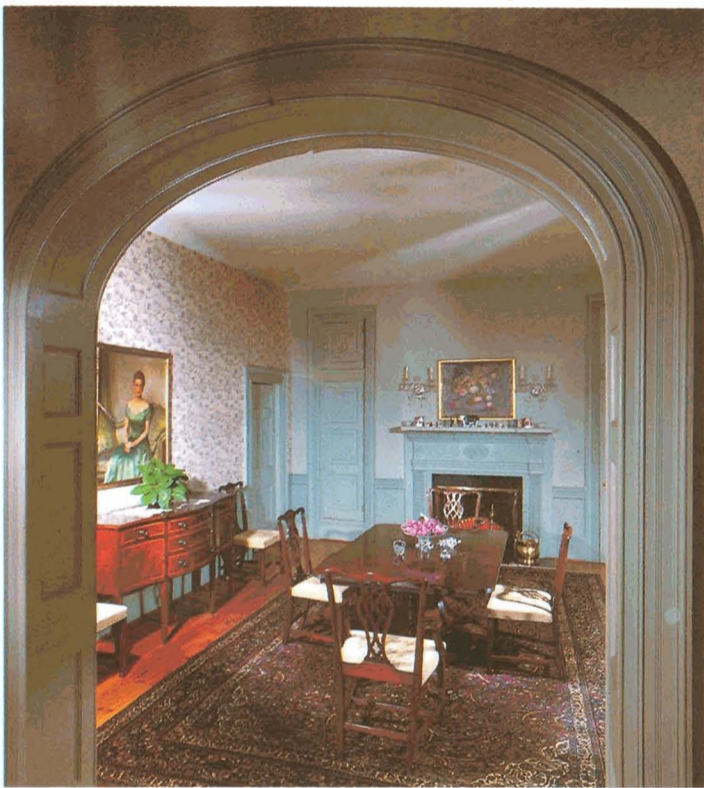
Spotsylvania County, Virginia



*Entrance hall*

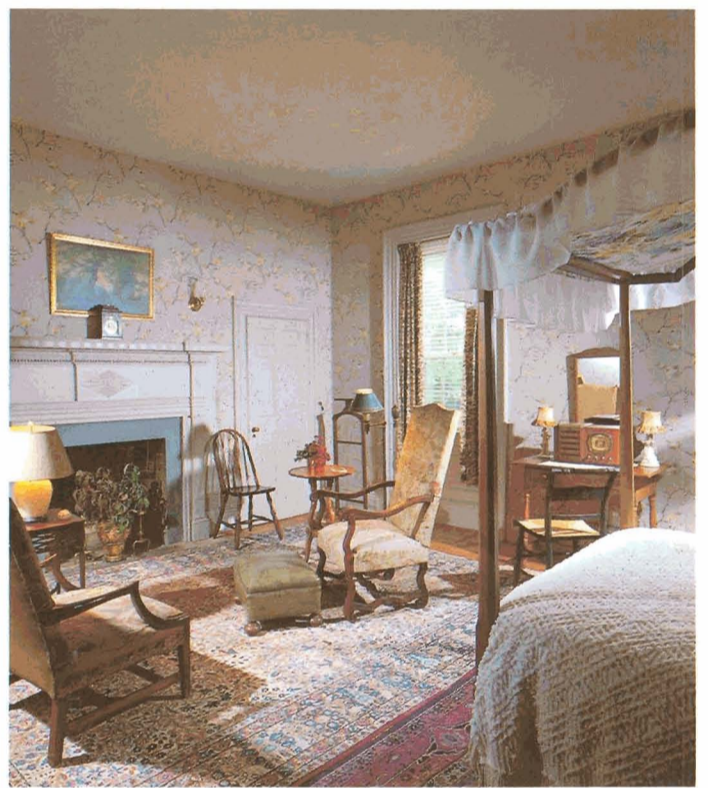


*Hall to living room*



*Photography by N. Jane Iseley*

*Dining room*



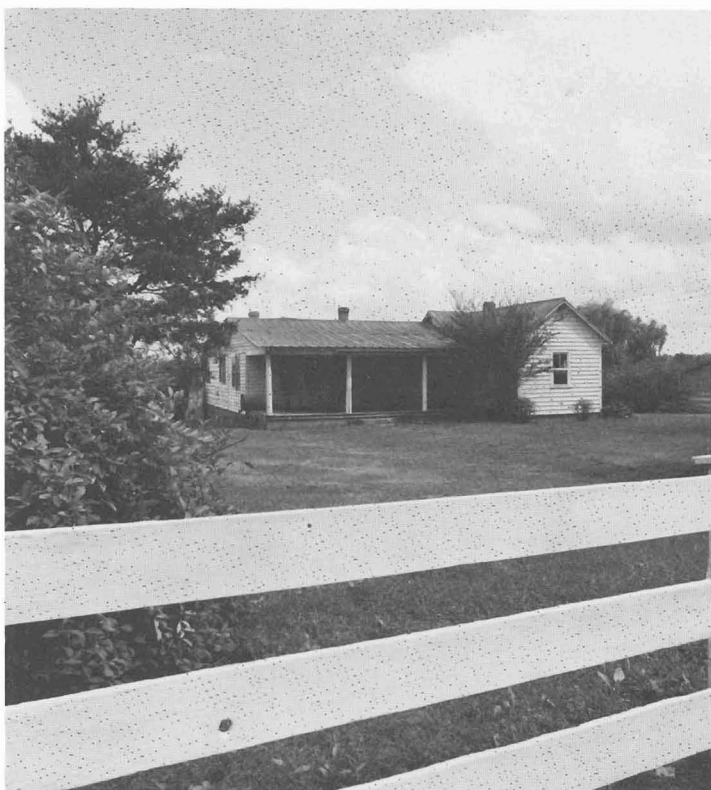
*Guest room*



*Main residence*



*Entry drive*



*Farm manager's house*



*Guest house, office*



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Barn complex

### *A restored Southern manor on 660 acres in Virginia's Spotsylvania County*

Located twenty miles south of Fredericksburg, Virginia in historic Spotsylvania County, this 1790's brick manor is embraced by 600 acres of meadow and forest bounded on the south by the Mat, a tributary of the Mataponi River. Just 12 minutes from Interstate 95, the well preserved white columned manor was constructed of the finest Flemish bonded brick, with slate roof, and reveals some of the most admired Virginia craftsmanship of the 18th Century.

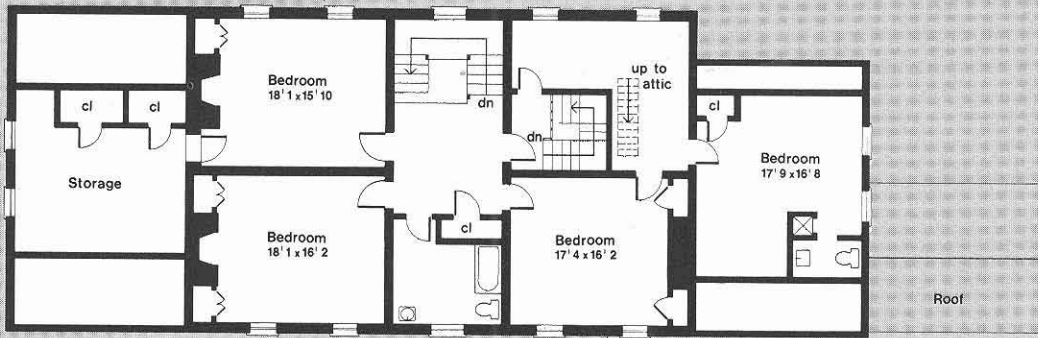
Indoors, the original woodwork—the handcarved mantels, carved window trim, moldings and baseboards—is exquisite, as are the handsome cabinets, doors, lintels and heart of pine floors.

From the impressive two-story columned portico facing the front drive of the residence, and from the rear terrace, one overlooks the lovely lawn and landscaped grounds, with mature shade trees and hedges; a small peach and apple orchard is visible from the slate terrace at the rear of the residence.

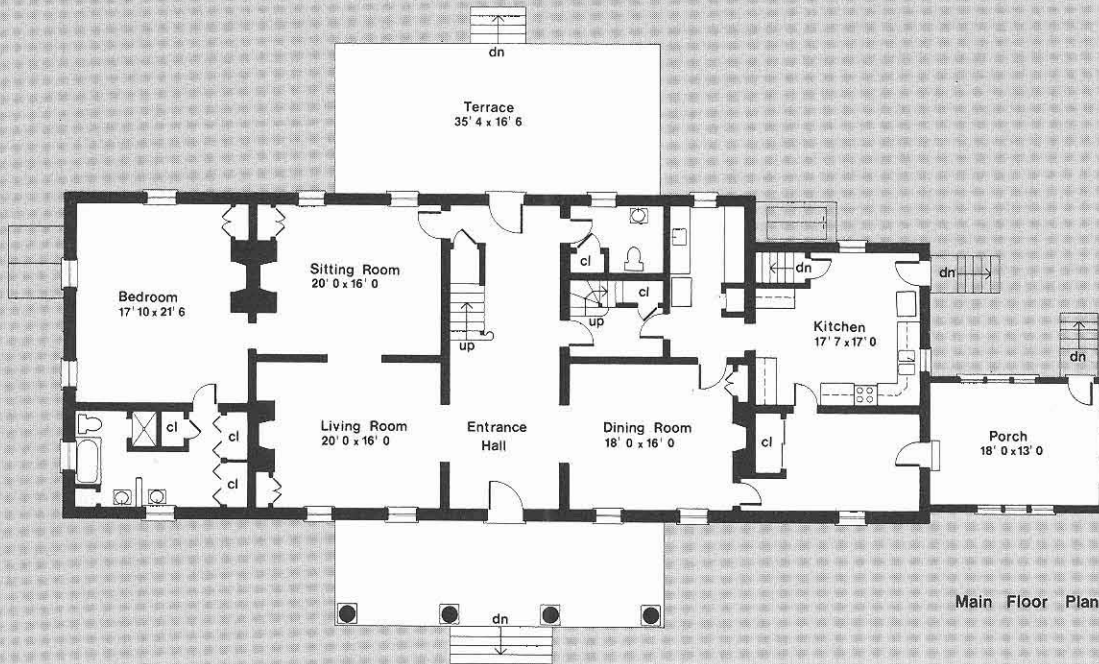
Green Branch Plantation boasts not only the delights of

Virginia country living; it is also a self-sustaining livestock farm, with over 200 tillable acres and 160 acres of paddocks and pastures, and water in every field. One of the three ponds on the property is located adjacent to the large barn complex of silos, grain bins, hay storage and feeding sheds. Additional buildings on the property include a guest cottage, an office building which was the original brick kitchen, a four-car garage and two farm cottages, both well-suited to staff accommodations or separate rental.

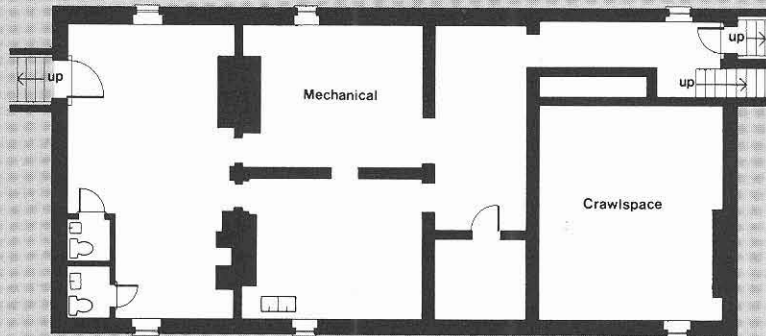
This offering is also the ideal retreat for the sportsman with boating and fishing on Lake Anna, just 20 minutes away, and excellent shooting nearby for deer, turkey and waterfowl. An easily accessible property, Green Branch is located 90 miles south of Washington, D.C. and Dulles International Airport, and convenient to the business centers of Richmond and Charlottesville as well.



Second Floor Plan

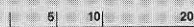


Main Floor Plan



Basement plan

Green Branch Plantation





North pasture

## TABLE OF FACTS

**LOCATION:** On Route 647 near Blades Corner in southern Spotsylvania County, Virginia, on the northern shore of Mat River, 8 miles away from I-95. 20 miles south of shopping in Fredericksburg. ½ hour from Richmond, 1 hour and 40 minutes to Washington, D.C. by car. 20 minutes' drive from boating, sailing and fishing on Lake Anna. Excellent deer hunting, turkey and waterfowl shooting nearby.

**PROPERTY:** 659.96 acres; 300 in mixed woodlands, 160 in pasture and paddocks; 220 cropable, with a southern border on Mat River and a western border on Route 647. Running water in every pasture supplemented by 3 small, stocked ponds. Mostly woven-wire fencing, stock-tight, some board fences in barn area enclosing paddocks and handling pens; all in good condition. Well-landscaped, with mature trees and hedges; small peach and apple orchard at rear of residence, across from slate terrace (35' x 17') with iron balustrade. **Zoning:** Agricultural-2 (broadest uses).

**RESIDENCE:** 19 rooms (5 bedrooms, 4 baths, 2 ½ baths); approximately 5,400 square feet plus full basement under old section. Colonial brick 2-story residence, with columned, brick-lined portico and two 1½-story wings, originally constructed in 1790 for Robert Crutchfield and extended and fully modernized in 1951. Flemish-bond brick, slate roof, copper downspouts, detailed cornices; original woodwork in interior, with carved mantels, window trim, cabinets, molding, wide baseboards and heart of pine floors. 12 foot ceilings on ground floor; 6 fireplaces throughout. Oil-fired hot air heating (20-year-old Lennox furnace in basement); complete air-conditioning added in 1975, with 2 humidifiers. 185-foot well with 2,500-gallon water storage tank. Septic tank, also serving guest cottage. Electric hot water heater.

**First Floor:** Enter under front portico to ENTRANCE HALL with crystal chandelier, powder room, stairway and rear doorway opening to slate terrace. To the left, LIVING ROOM with beautifully carved Georgian fireplace mantel and bookcases connecting through an archway to a similar SITTING ROOM with lovely glass cupboard near the carved fireplace mantel. The adjoining ground floor MASTER BEDROOM has a fireplace,

a small western patio, a dressing room with 3 closets and sink, and bath with separate tub and shower. To the right of the central hall, the DINING ROOM with handsome carved fireplace mantel, double wall sconces and cupboard leads to both the DEN with adjoining enclosed PORCH and the extensive service wing. The fully modernized KITCHEN with basement staircase has double sinks, 4-burner range and ample counter and cupboard space, as well as a spacious butler's pantry and a back staircase hall with closet.

**Second Floor:** Landing with high ceilings, large linen closet and full bath opens to BEDROOM on the right, with fireplace, northern views, and ½-story adjoining storage room with double walk-in closets. Adjacent BEDROOM has a fireplace framed by closets; directly across the hall a third BEDROOM has 2 closets and a second entrance to a hall storage area with attic stairway leading to the fourth BEDROOM with closet and half-bath over the ground floor den.

**Basement:** Dry cement floor, ample ceiling height, laundry room with washer, dryer and double stone sink; furnace room with central air-conditioner; freezer/storage room; large store room with outside entrance and 2 half-baths.

**OUTBUILDINGS:** **Guest Cottage:** 1-story frame cottage includes paneled sitting room with fireplace and enclosed porch, small kitchen, 2 bedrooms and bath. Composition roof; electric hot water baseboard heat. **Office:** Brick; 1-room, pine-paneled, with slate floor, located in the back yard. Formerly old kitchen. **Tenant House #1:** 1-story frame house near front gate. 6 rooms and bath, approximately 750 sq. ft. In fair condition. **Tenant House #2:** 1-story frame dwelling; 5 rooms and bath, approximately 800 sq. ft. Needs repair. **Garage:** (28' x 38'); cinder-block construction. Space for 4 cars, with additional storage area (12' x 16'). **Barn:** 2-story, frame hay and cattle barn (36' x 100'), with floored loft and metal roof. **Barns:** Two 2-story frame hay and cattle barns (each 50' x 72'), with lean-to-sheds on each side. **Silos:** Two, each 16 feet in diameter, 40 feet tall; plus side grain bin. Numerous machine sheds, tool sheds, cattle sheds, grain bins.

**REAL ESTATE TAXES:** \$3,519.75 in 1979.

Inspection by appointment only.

2-237908

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