



4135 Williamsburg Rd, Frankford, Wv 24938

MLS #19-935

Situated in the desirable Frankford District of Greenbrier County, this 4 bedroom, 3 ½ bath home has one of the best views in the area and plenty of room to live and roam, both inside and out. The fifty acre property consists of a main house, a large greenhouse with power and water, a studio/guest cottage, a 14' x 20' wood shed, a 8' x 32' open front shed, and a newer 20' x 20' pre-fab three-sided auto storage building with concrete floor. Other amenities include a pond, numerous smaller farm support buildings, fencing and fruit trees/bushes, to include apple, plum and blueberry. Latitude: 37.947083, Longitude: -80.447710.

Contract Information

List Price	359,000	Status	Active
Status Change Date	06/21/2019		

Location, Legal & Taxes

County	Greenbrier	Area	Frankford District
Taxes	718.74	Tax Year	2018
Map	3	Parcel	4 & 4.1
Deed Book	521	Page	279

General Property Description

Property Type	Farm (10 Acres +)	Realtor.COM Type	Farm
Year Built	2012	Construction Type	Site-built (Stick)
Style	2 Story	Total Rooms	9
Total Bedrooms	4	Total Bathrooms	3.50
Total Full Baths	3	Total Half Baths	1
Total 3/4 Baths	1	Garage Type	Detached
Garage Stall	2	Garage Remarks	Carport
Lot Acres	50	Flood Plain	No

Property Remarks

Directions Take 219 N to Frankford. Turn left onto Williamsburg Road. Continue on Williamsburg Road approximately 4 miles. Property is on right and sign is at end of drive at Williamsburg Road.

Details

Land Information:	Pasture Acres: 38; Wooded Acres: 12; Mineral Rights	Roofing:	Shingles
Amenities:	Equestrian	Features Exterior:	Deck
Flooring:	Ceramic Tile; Hardwood; Laminate; Vinyl	Other Structures:	Greenhouse: 28 x 20; Outbuilding: 420 SF Studio/Guest
Feature Kitchen/Bath:	Solid Surface	Water Accessibility:	# of Ponds: 1
Mech/Elect Systems:	Attic Fan	Views:	Mountain; Panoramic; Pastoral View
Air Conditioning:	None	Items to Convey:	Ceiling Fans; Central Vac; Clothes Dryer; Clothes Washer; Range/Oven; Refrigerator; Wood burning stove; Other: Attic fan
Heating:	Electric Baseboard	Utilities:	Fuel: Electric; Air Conditioner: None; Water: Well; Sewer: Septic
Exterior Material:	Vinyl	Miscellaneous:	Pets; Elementary School: Frankford; Jr High School: East Greenbrier Jr.; High School: Greenbrier East; Porch/Patio/Deck Loc: Back
Foundation:	Concrete		

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Kitchen	M		24 x 12			Bath 2	U		8 x 7		
Living	M		13 x 28			Bed 3	U		13 x 12		
Sun Room	M		12 x 19			Other	M		8 x 5		Master closet
Bed Master	M		12 x 17			Bed 4	L		13 x 13		
Bath Master	M		12 x 9.5			Other	L		12 x 7		Lower bath
Other	M		4.5 x 5.5		Half bath	Other	L		25 x 14		Kitchen/Living
Bed 2	U		12 x 13			Utility	L		29 x 17		Laundry/storage

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Located at the end of a curved and beautifully landscaped drive, the 2012 custom-built home was designed with high energy-efficiency and ease of maintenance in mind. Constructed with "poly-steel" reinforced concrete and expanded polystyrene and galvanized steel with 6" to 8" insulated walls it also features twelve 135-watt solar panels that supplement the electrical service, double-pane windows and a whole-house attic fan.

Once you step onto the rear deck amid the colorful sun-loving geraniums, it's hard to step over the threshold into the house as the view of the land, the grazing horses, and the mountains beyond capture your attention and nearly persuade you to pull up a chair and stay awhile. Fortunately, once you enter the house you may still enjoy the amazing view from the light-filled, eastern facing, sun room with large windows on three sides.

The sun room leads into the living room with its tray ceiling, oak hardwood flooring, and Vermont Castings wood stove with a Magic Heat blower/heat "reclaimer", which creates a warm and cozy environment during the colder days of the year. The electric vent fans above the stove pull the warm air and redistributes it to the bathroom and the lower level. Directly off of the living room is a half bath and a large kitchen with a dining nook overlooking the porch and view beyond. From the kitchen, there is an enclosed porch/mudroom area to leave outdoor gear before heading inside with access to the driveway.

The Master Bedroom is located on the main level and features a spacious bathroom with a large vanity, plenty of storage and a soaking tub. There is a separate area for the commode and walk-in shower. The 5' x 8' master closet is adjacent to the bathroom and has double hanging and shelving.

Upstairs, there are two additional bedrooms and a bathroom with a claw foot bathtub and storage areas. Cedar closets may also be found throughout the house.

The lower level provides a live-in suite with French door walk-out access if desired. It has a large living area, kitchenette complete with a porcelain sink, gas range and a bedroom and bath. The remaining lower level contains the laundry area, mechanical closet with water heater, water softener/filter, solar tank and storage space. Throughout the house, ports to the central vacuum system may be found which makes cleaning a breeze.

A short distance from the house and just past the raised-bed garden is a 420 SF oak wood-floored studio space which has electric, gas heat and water rough-in. The eastern-facing windows provide an amazing view of the pasture and the mountains beyond. This space could easily be converted into a guest cottage. This structure is built over a basement/cellar which is ideal for storage.

Just behind the house is the greenhouse, which has electric and water making it easy to start seedlings and care for plants. A variety of other outbuildings complete the picturesque setting to include a hen house and wood shed.

This variety of terrain on this property affords a diverse range of recreational uses from ATV riding, hiking, birdwatching, and horseback riding. Another unique feature of this property is its very own access to the Culverson Creek Cave (by way of the "Wildcat Entrance"). A one-acre parcel of the property was deeded to the West Virginia Cave Conservancy but access is unlimited to the owners of the property. The property is mostly fence making it perfect for horses (or other animals.)

Mineral rights convey.

Situated just west of Frankford at Rout 219/Williamsburg Road, this property is located on state-maintained roads. Historic Lewisburg is an easy 20 minute drive where one can enjoy excellent shopping, arts and entertainment, medical facilities, and the Greenbrier Valley Airport. The Greenbrier River and the 77 mile Greenbrier River Trail are also just minutes away. Head north on Route 219 and enjoy some of the best skiing on the east coast at Snowshoe Resort. Other outstanding recreational opportunities may be found within an hour's drive to include numerous state parks, whitewater rafting, Winterplace Ski Resort, and Tamarack, which showcases the talents of WV artists. The school bus, serving the Frankford Elementary school, also travels along Williamsburg Road.

Don't miss this opportunity. Call today for a showing!

Property



2 Property Top-Down



3 House 4



3A House 2



4 Building 2



5 Greenhouse



6 Horses



7 Field



6A Gate to Field



8 Field 6



9 2019.06.21 (4)



10 2019.06.18 (81)



11 CL Great Rm 2



13 CL Great room 1 rev



14 CL Kitchen 1



15 2019.06.18 (33)



16 2019.06.18 (45)



17 2019.06.18 (47)



18 2019.06.21 (3)**19 2019.06.21 (59)****20 2019.06.21 (60)****21 2019.06.18 (59)****22 2019.06.18 (28)****23 2019.06.18 (17)**

24 2019.06.18 (10)



24A 2019.06.18 (22)



25 2019.06.18 (27)



26 2019.06.18 (24)



27 2019.06.18 (26)



28 Farm photo 3 092015



29 farm photo 5 092015**30 Farm photo 4 092015****31 2019.06.18 (67)****32 2019.06.18 (73)****33 2019.06.18 (70)****34 House**

34A 2019.06.21 (42)**34B 2019.06.21 (43)****35 Carport 1****36 Carport w cars****37 2019.06.21 (17)****38 CL Greenhouse**

38A 2019.06.21 (12)**39 Wood shed****40 2019.06.21 (7)****41 2019.06.21 (14)****42 2019.06.21 (55)****43 2019.06.21 (57)**

44 House view from pasture**45 Solar collectors A 122018****46 Solar HW collectors 122018****47 Solar panel 1****48 2019.06.18 (62)****49 2019.06.18 (60)**

50 2019.06.18 (64)**51 2019.06.21 (29)****52 2019.06.21 (28)****53 2019.06.21 (31)****54 2019.06.21 (34)****54A pasture**

54B Lower pasture horses 122018**55 Field 5****56 Field 4****57 Field 3****58 Field 2****59 Lane flowers 122018**

60 Farm flowers 09112016 B**61 Farm Flower 09112016 Flows****62 Farm flower 09112016 a****63 Chicken sign and address 122018****65 Red Tail Hawk****66 CL Cave 1**

67 Sunrise 1



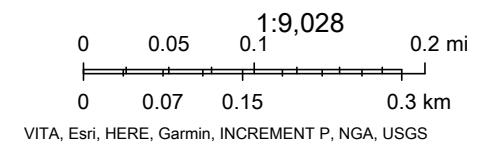
68 Property



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Parcel_Lines



4135 WILLIAMSBURG ROAD
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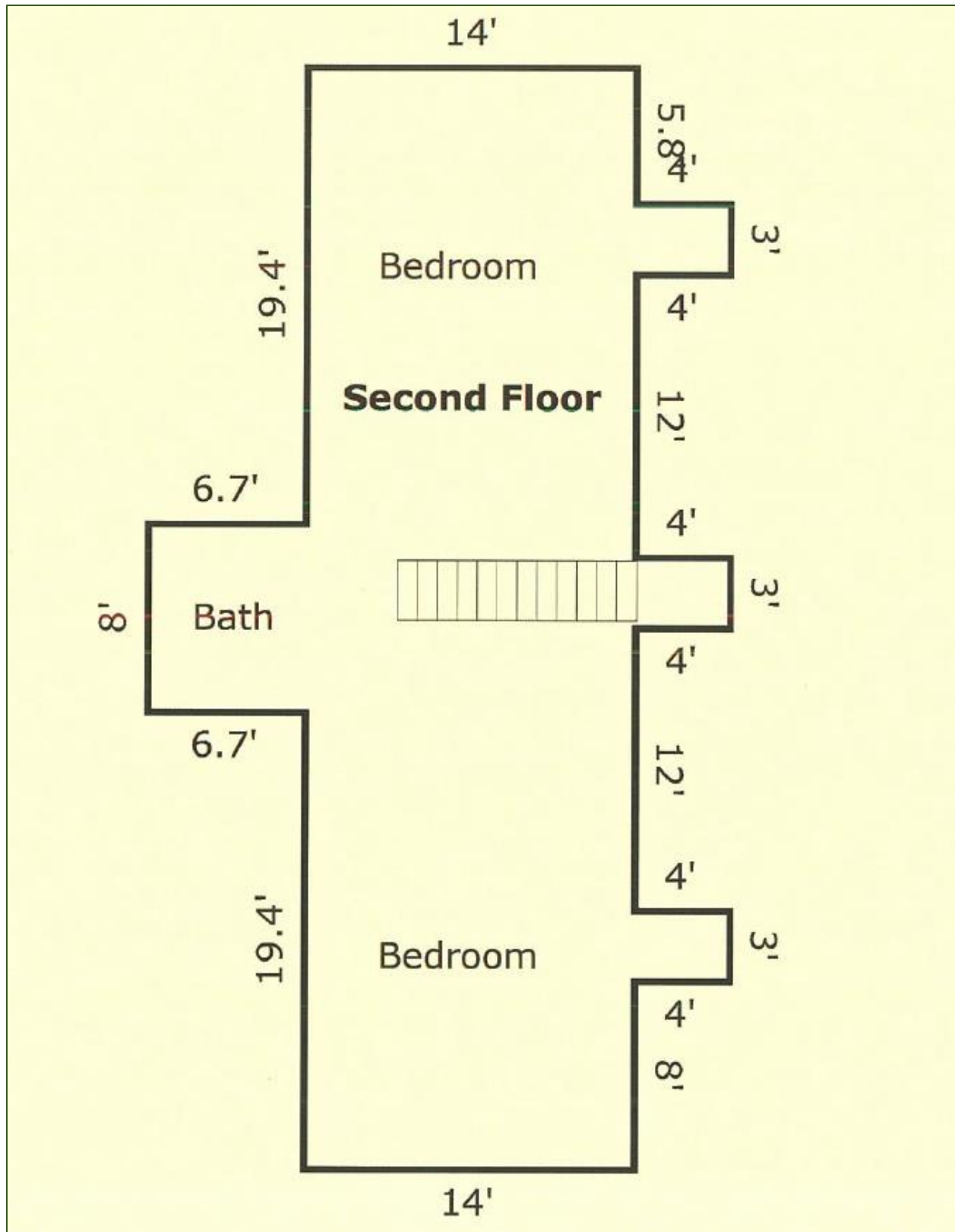
First Floor

Rooms and Dimensions:

- Overall Width: 29.4'
- Overall Depth: 22'
- Top Left: Bath (13.54' x 12')
- Top Right: Bedroom (8.8' x 3')
- Middle Right: 1/2 Bath (4' x 3')
- Middle Right: Great Room (8' x 3')
- Middle Right: Screen Porch (4' x 2.5')
- Bottom Right: Kitchen (7.2' x 12')
- Bottom Right: Cvrd Deck (22' x 7.2')
- Bottom Middle: Dining (12' x 3')
- Bottom Left: Deck (12' x 3')
- Left Side: Office / Sun Room (22' x 12')

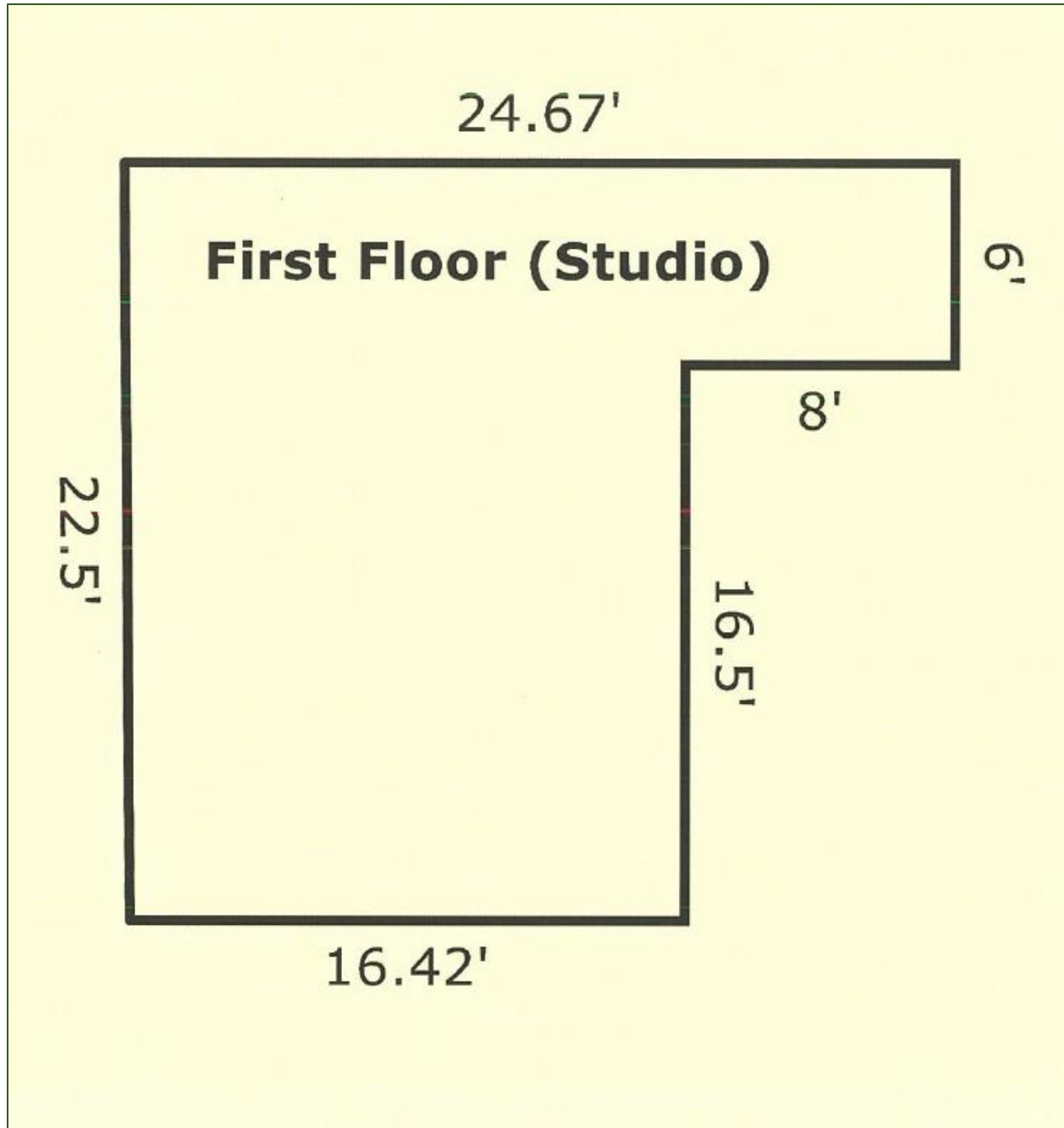
Curved Deck: 64 SF

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Second Floor: 745 SF

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Studio: 420 SF