



*Amazing Grace*  
Nellysford, Virginia

*home to the soul*



*The sweeping views leave you breathless.*

# *The Owner's Reflection*

Living at Amazing Grace is like living in Heaven. There's beauty everywhere you turn, from the rolling land, to the valley, to the embrace of the Blue Ridge Mountains. There are woods for wildlife, open spaces, meandering streams, and fresh mountain air. We find ourselves completely surrounded by the splendor of the changing seasons with its many colors and scents, and the approach of weather that tumbles over the mountains and encircles us.

Our home is perfect for family and friends to visit. We go down to the pond for fishing and explore the South Fork Rockfish River which is at the entrance bridge. We like to open an award-winning bottle of wine to share on the deck as we watch the amazing sunset and enjoy the beauty of the land. We relax in the hot tub as night falls, and with no ambient light we easily pick out the many constellations in the southern sky.

While our home is secluded, private, and quiet, this section of Nelson County offers many establishments for indoor and outdoor dining, to include breweries (Devils Backbone, Wild Wolf, Brewing Tree, and Blue Mountain), restaurants (Margarita's, Chirios, Blue Ridge Pig, Basic Necessities, and Giuseppe's), cideries (Blue Toad and Bold Rock), wineries (Veritas, Flying Fox, Valley Road, and Pollock), and a distillery (Silverback). The village of Nellysford is home to an ABC store, as well as a small but complete grocery store, and hardware store. Waynesboro is thirty minutes away and Charlottesville and Lynchburg are forty minutes away.

Nestled in the land is our Amazing Grace Vineyard that we established in 2001. Working hand in hand with the folks at Thatch Winery, the land has been nurtured to where it annually produces high quality viognier fruit that is then used in producing award-winning wines. Let us tell you a little about our prized vineyard.

For years it was just the two of us working the vineyard but currently Thatch Winery has taken over the management of everything concerning the vines. This includes the winter pruning, spraying, and all canopy management during the growing season.

This Spring we had four people in the vineyard for a day of pruning. They included Thatch's general manager, vineyard manager, the wine maker, and another worker. The vineyard manager returned the next day to tie down all the freshly pruned canes.

During the growing season the general manager comes out every 10 to 14 days to spray the vines. How often he comes depends mostly on the weather conditions. Spraying the vines is accomplished by using our tractor and vineyard sprayer and water from the well using the hydrant next to the driveway. During other workdays everyone involved parks at the south gate.

Four to six weeks before harvest, nets are put up over the vines to reduce the amount of bird and small animal damage to the crop. This takes a day or two. We allow the winery folks to use our gator ATV to help facilitate the process.

At harvest, usually in early to mid-September, Thatch Winery folks come out along with a crew from Vineyard Services LLC. The entire harvest typically takes one day.

There is no written agreement with Thatch Winery at this time. Thatch Winery has indicated a willingness and preference to formalize an arrangement in writing for a new owner. This could include renting the vineyard for a flat fee.

The fence around the vineyard is complemented with both woven-wire to keep deer and other wildlife out and an invisible fence for dogs, who can live in the doghouse, which is a replica of the garage.

All in all, our fifteen years here have proven to be an exceptionally beautiful and restful time in our lives.



Tucked into a landscape of wineries, breweries, and spectacular views, sits a custom-built home on 16.78 acres in Nellysford, 40 minutes from Charlottesville. The scenic driveway begins at the South Fork Rockfish River, passing by the stocked pond and award-winning vineyard to a home overlooking the valley with panoramic mountain views.





# The Residence



**HOME SQUARE FOOTAGE:** 2,683

**ROOF:** Composite Shingles | **HOUSE SIDING:** HardiePlank

**BEDROOMS:** 3 | **BATHROOMS:** 3 Full / 1 Half

**GEOTHERMAL HEAT AND AIR**

## FIRST FLOOR:

Living Room- Stone Fireplace, Wood Floors, Views

Dining Room - Wood floors, Views

Kitchen - Granite Counter Tops, Cherry Cabinets, Pantry, Breakfast Bar, Views

Butler's Kitchen

Owner's Suite - Views

Half Bath

## SECOND FLOOR

Two Bedrooms, Views

Full Bath

## TERRACE LEVEL WITH WALK OUT

Family Room With Flue For Wood Stove

Laundry Room with Full Bath and Views

Office With Built In Cabinets

Workshop



*The living room has spectacular views.*





THE KITCHEN



THE BUTLER KITCHEN



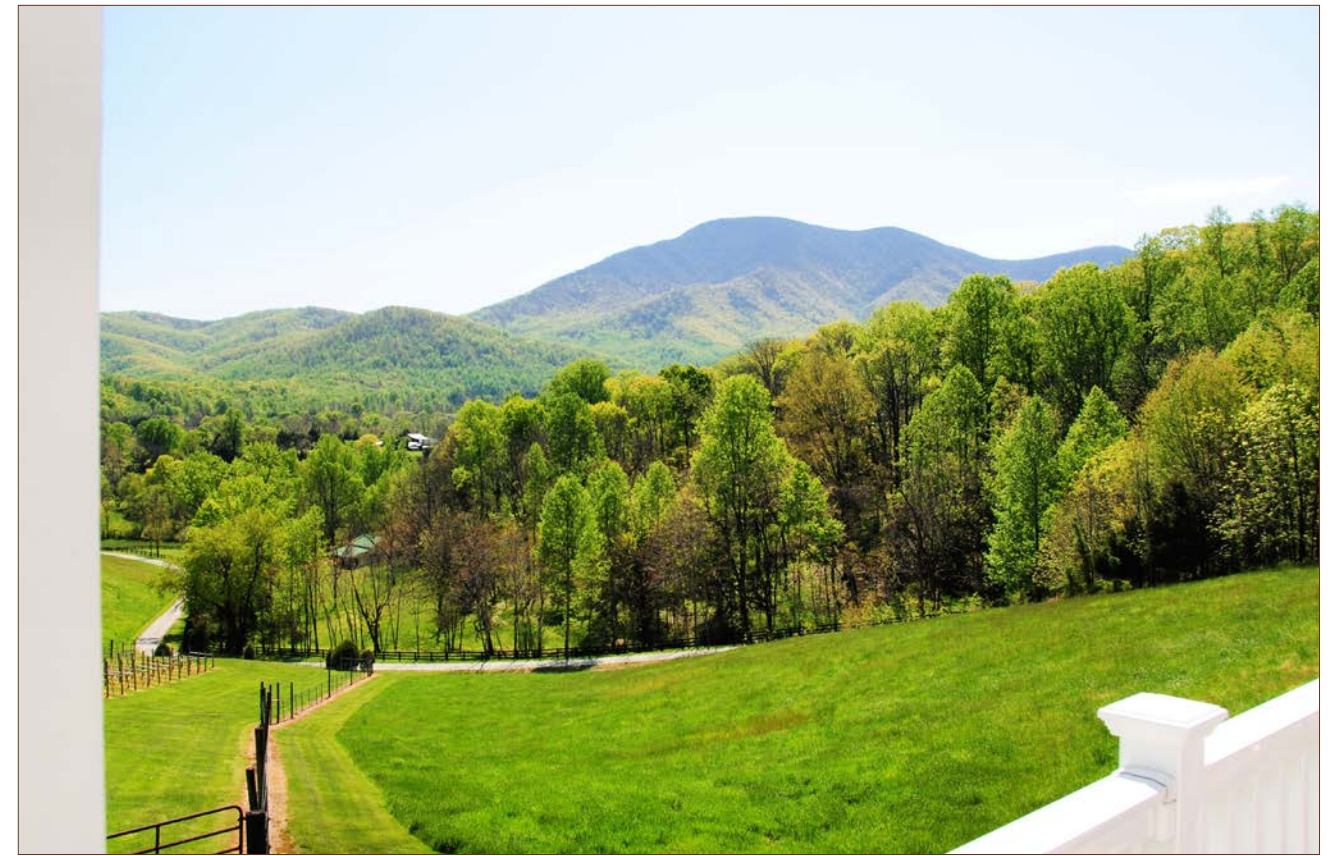
VIEWS FROM THE BREAKFAST BAR



OUTSTANDING VIEWS



THE DINING ROOM



THE DECK OFF THE DINING ROOM





FULL VIEWS FROM THE OWNER'S SUITE



VIEWS FROM THE UPSTAIRS BEDROOMS



EYE-CATCHING ROD IRON DETAIL



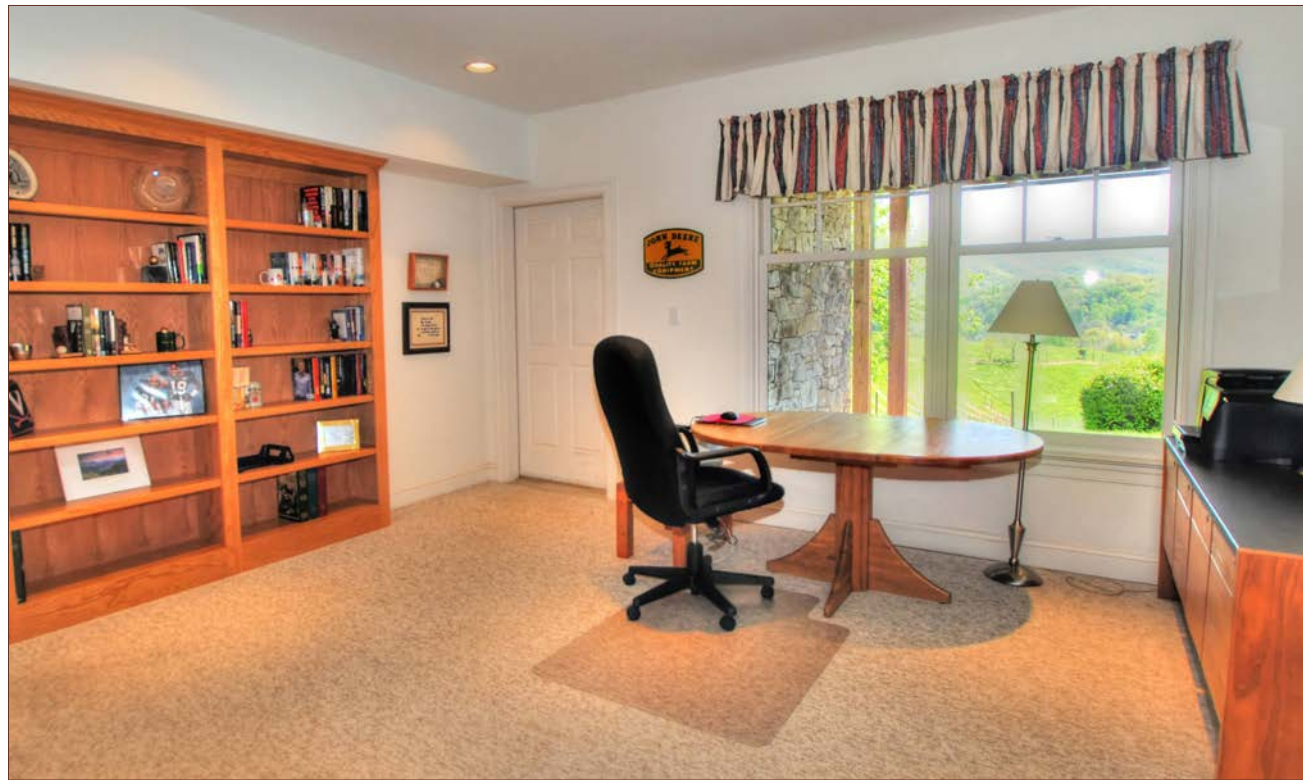




THE FAMILY ROOM



THE LARGE LAUNDRY ROOM WITH FULL BATH



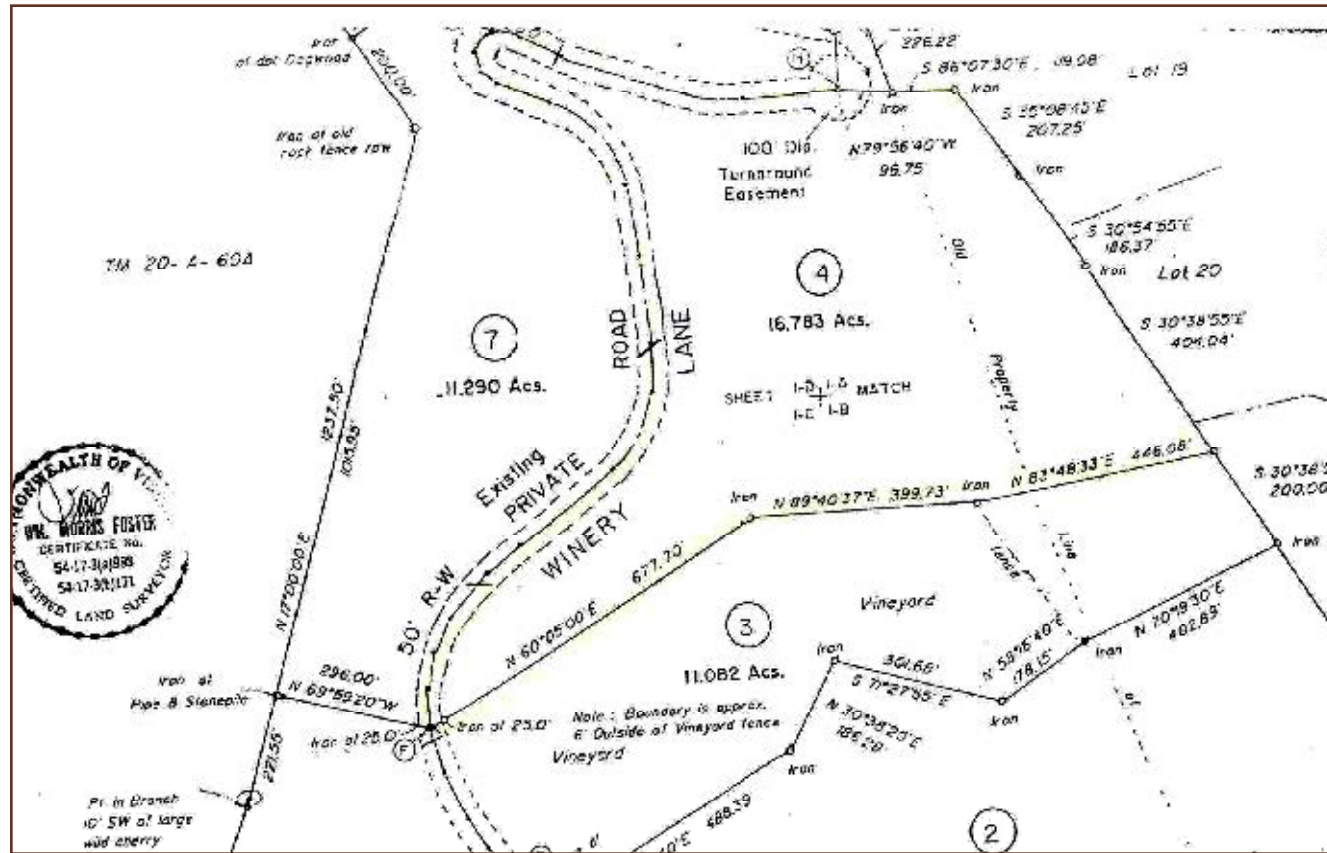
THE OFFICE



THE WORKSHOP







PLAT 16.78 ACRES | 1134 WINERY LANE, NELLYSFORD,

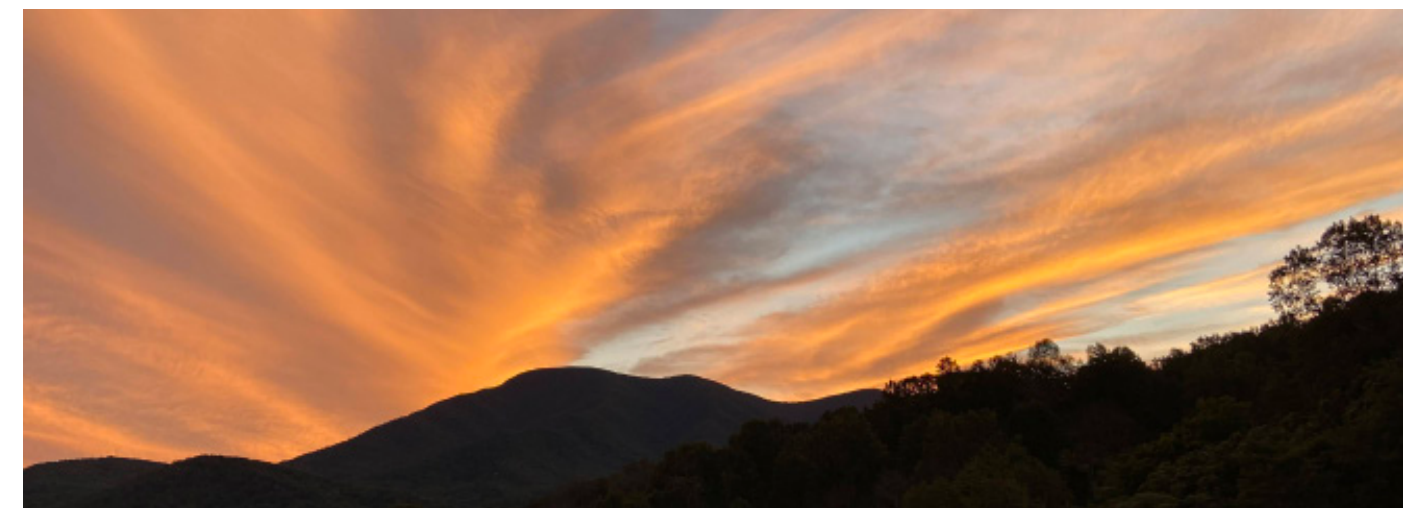


LOCATION INFORMATION

Amazing Grace is private, but it's not remote.

The property is a convenient forty minute drive from Charlottesville. From Charlottesville take I64W, exit 107 to 250W, left on 151S, Right on Rt. 664, turn right onto Winery Lane.

Waynesboro is thirty minutes away and Charlottesville and Lynchburg are forty minutes away.





**Offered For Sale: \$1,225,000**

**For More Information:  
Bridget Archer 434-981-4149 | Pam Dent 434-960-0161**

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