



962 Wadesville Road Berryville, Virginia 22611

Denise Parsons

240.506.1713

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HAGAN REALTY



\$525,000



House Exterior

- Perfect for livestock, horses, homesteading or just get a way from the hustle and bustle of the city
- High speed internet provided through Starlink



Bedrooms
3 Bedrooms



Bathrooms
2 Full



Home Size
2,304 SQFT



Lot Size
3 Acres



Levels
2 Levels



Year Built
1774



Heating
Electric/Propane



Cooling
Ductless Mini-Splits



Pastures
**2 Pastures
3 Paddocks**



Storage
3 Sheds



Taxes
\$1,455/year



Schools
**D G Cooley ES
Johnson-Williams MS
Clark County HS**



- Convenient commute to NorVA, Washington, and the Frederick and I270 corridor
- Just a short drive to Charlestown, Harper's Ferry, Berryville, Winchester and Summit Point Racetrack



• Fully fenced and gated front, side and back yards with stone parking pads



• Multiple outbuildings are available for storage and ready to be customized for your use.



• The property overlooks pastures, trees and the mountains in the distance.

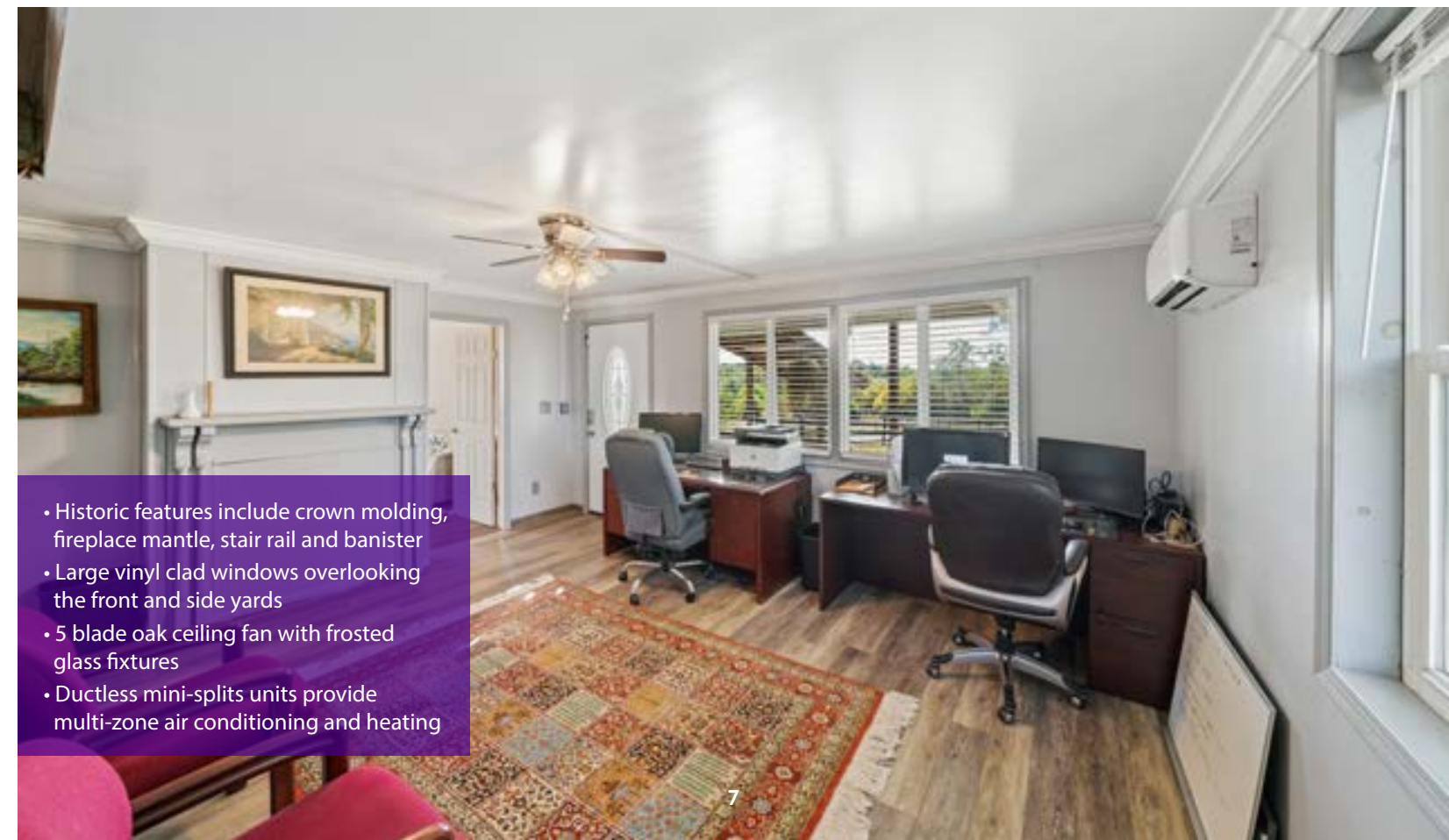


• Large deck with separate entrance to the 2nd floor
• Walkout access to the basement

Main Level



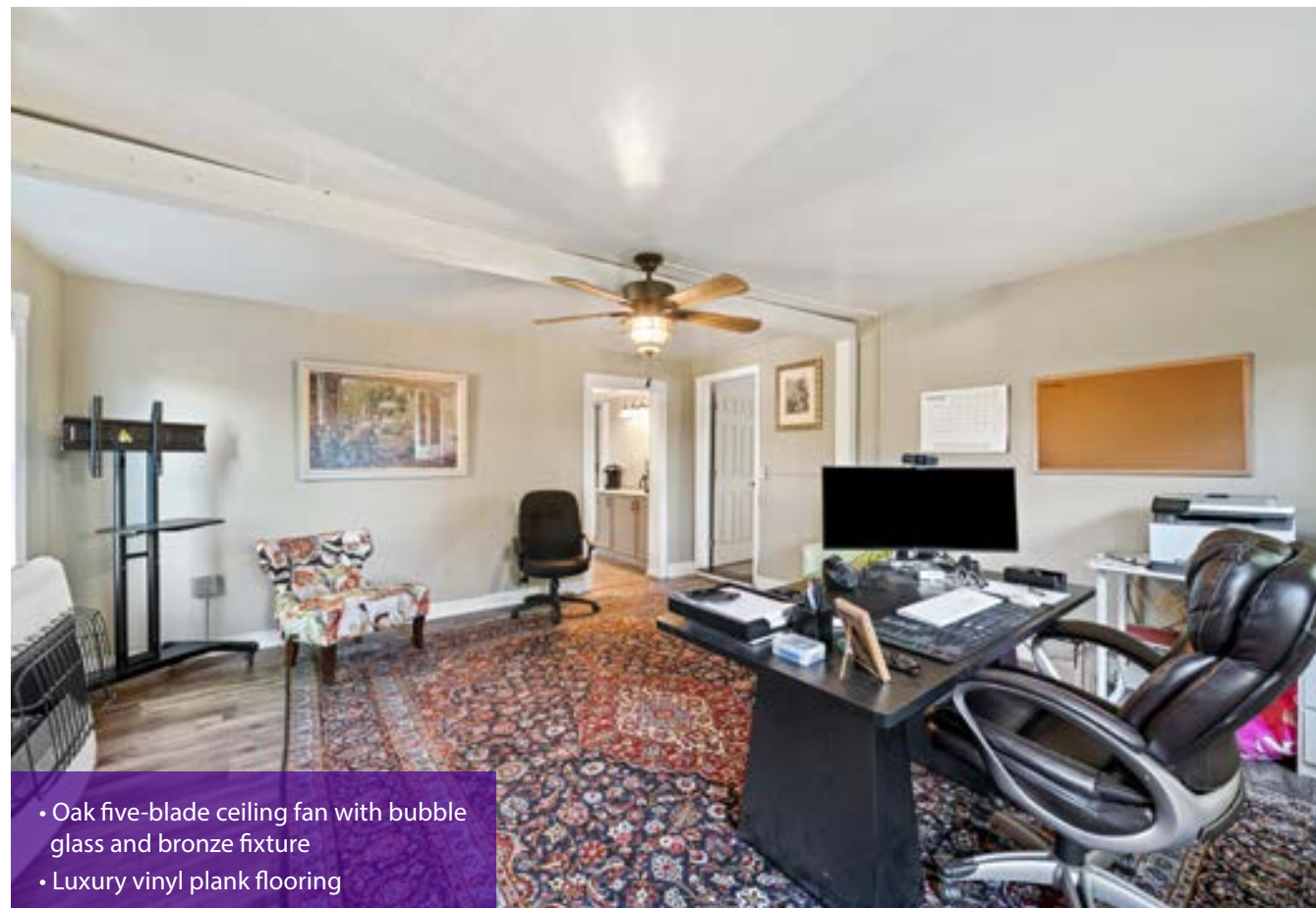
Office



Living Room



- Three vinyl clad windows have the historic window moldings
- Secondary wall mounted propane heater will keep you warm in the winter
- Historic built-in features marble counter



- Oak five-blade ceiling fan with bubble glass and bronze fixture
- Luxury vinyl plank flooring

Kitchen One



- Luxury vinyl flooring
- Rough hewn marble backsplash
- Matching stainless steel appliances
- Stainless steel double sink

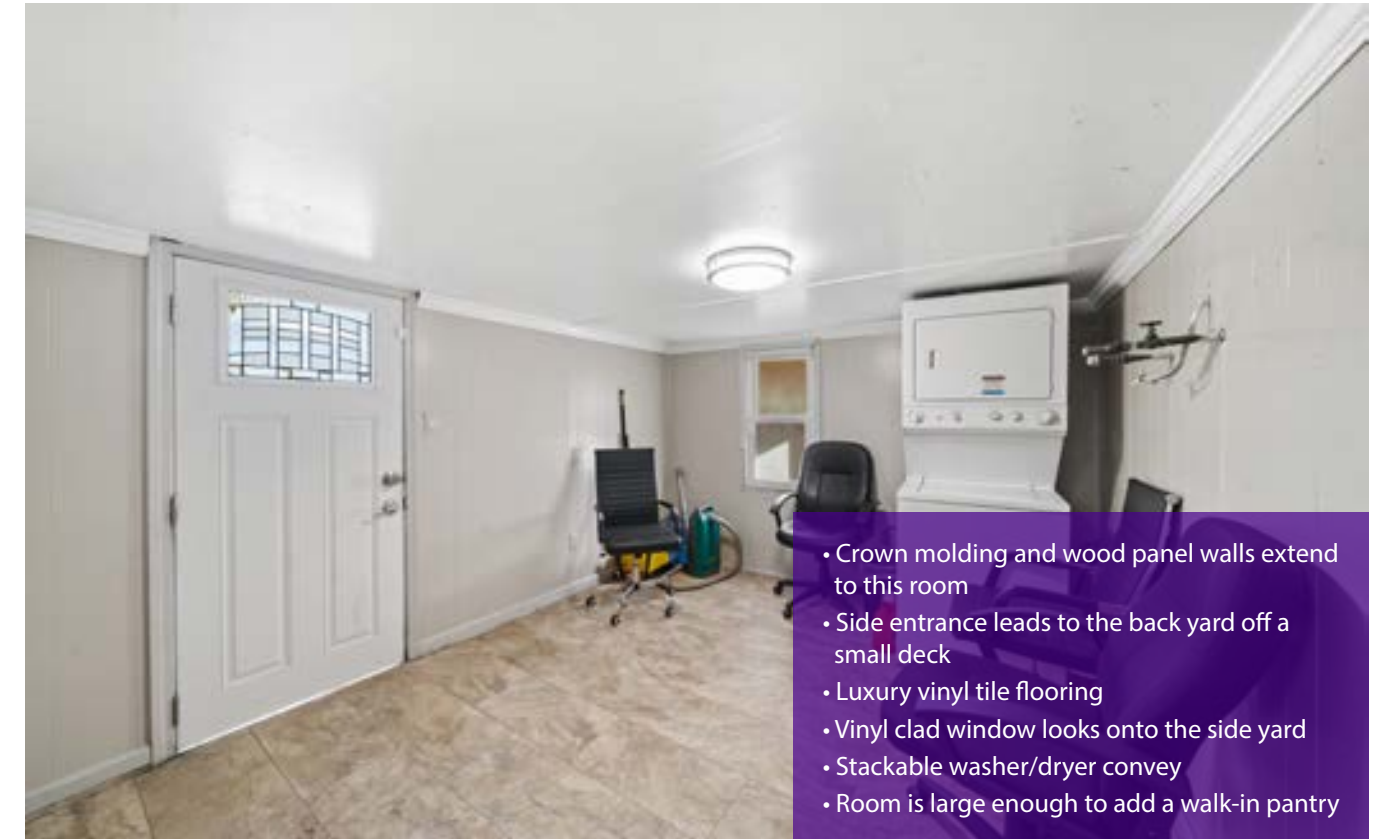


- Cabinets are a soft gray with black hardware, separate coffee station
- Crown molding, wood ceiling and wood panel walls add to the charm

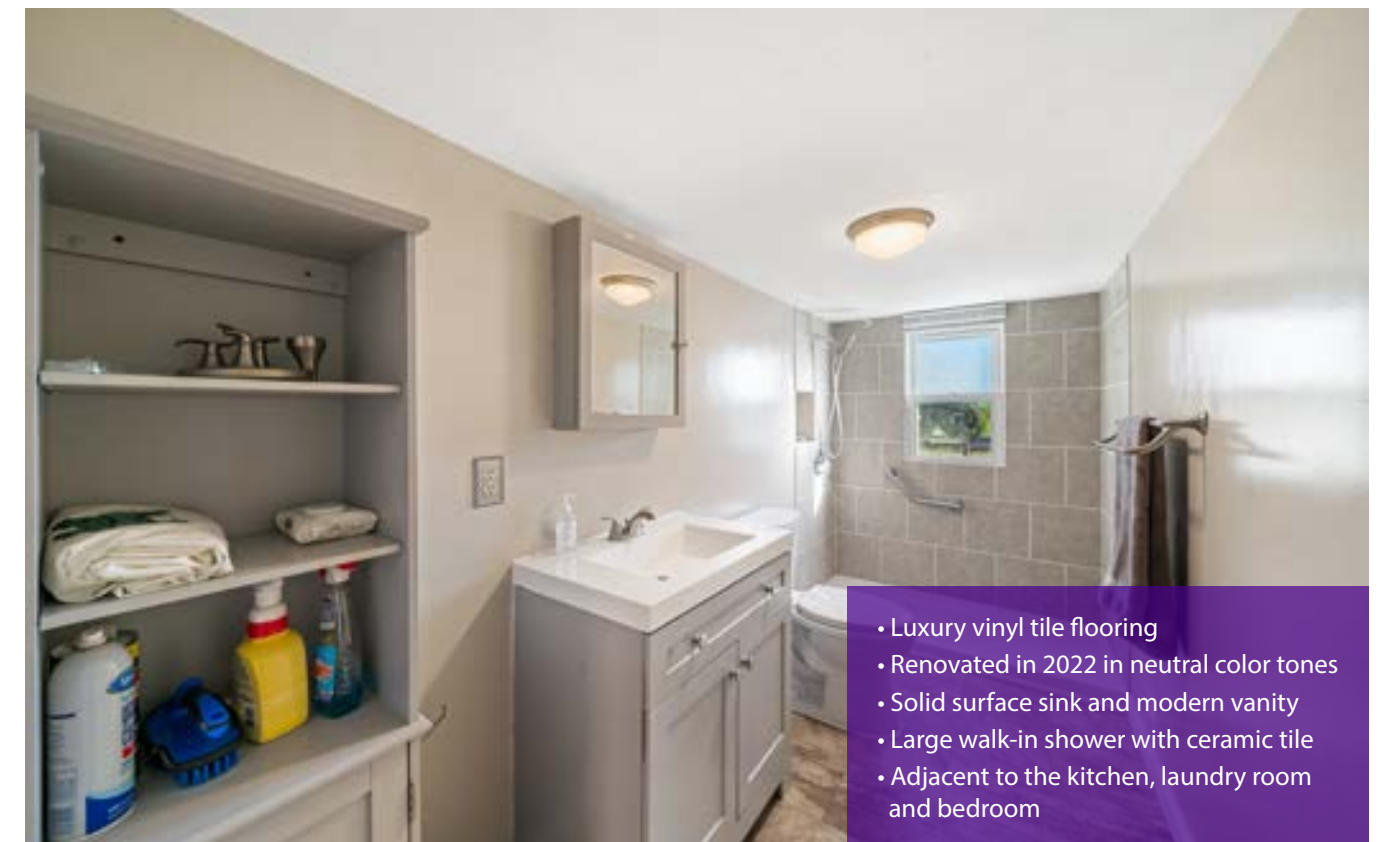
First Bedroom



Laundry / Mudroom



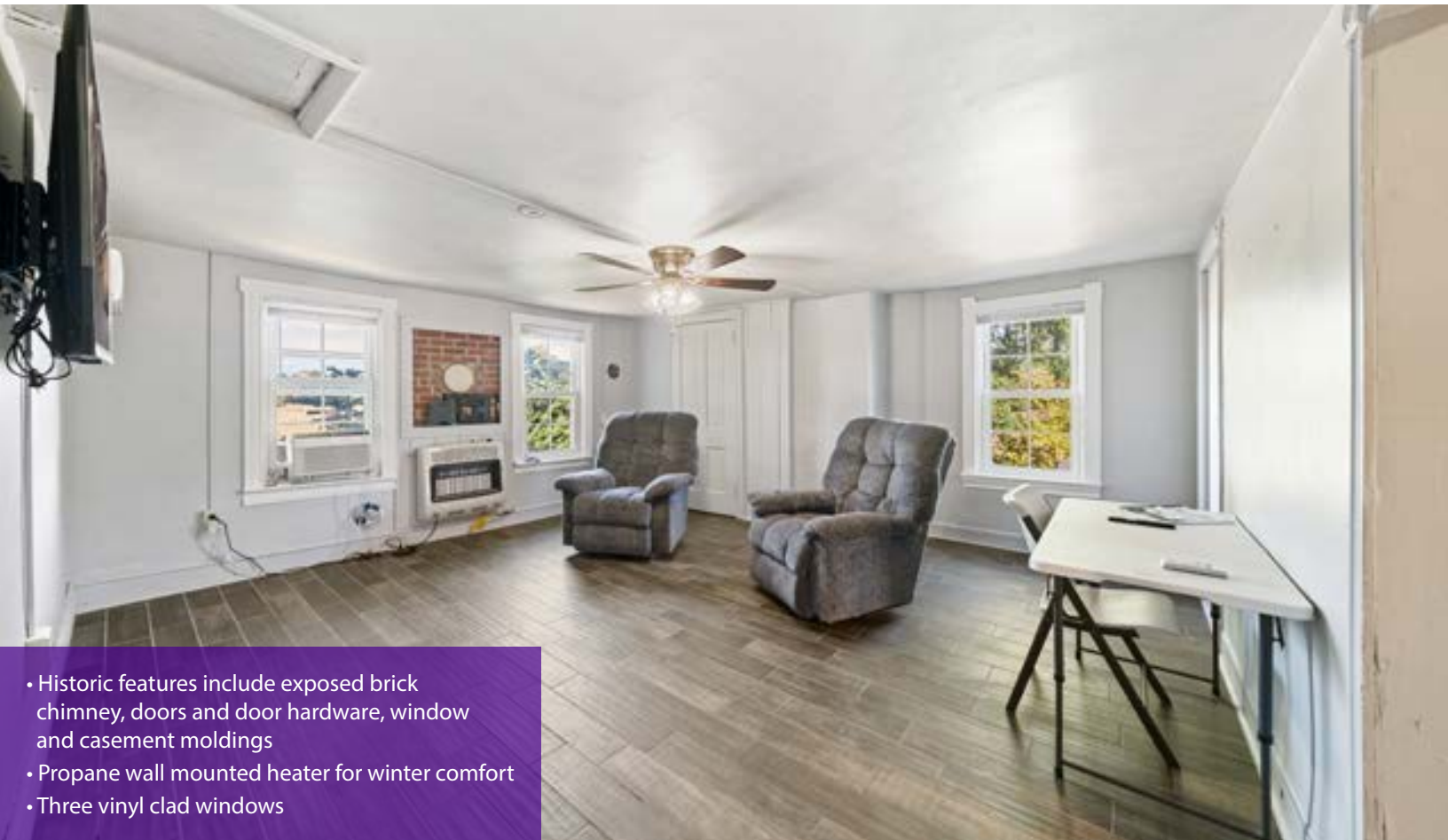
First Full Bathroom



Second Level



Family Room



- Historic features include exposed brick chimney, doors and door hardware, window and casement moldings
- Propane wall mounted heater for winter comfort
- Three vinyl clad windows



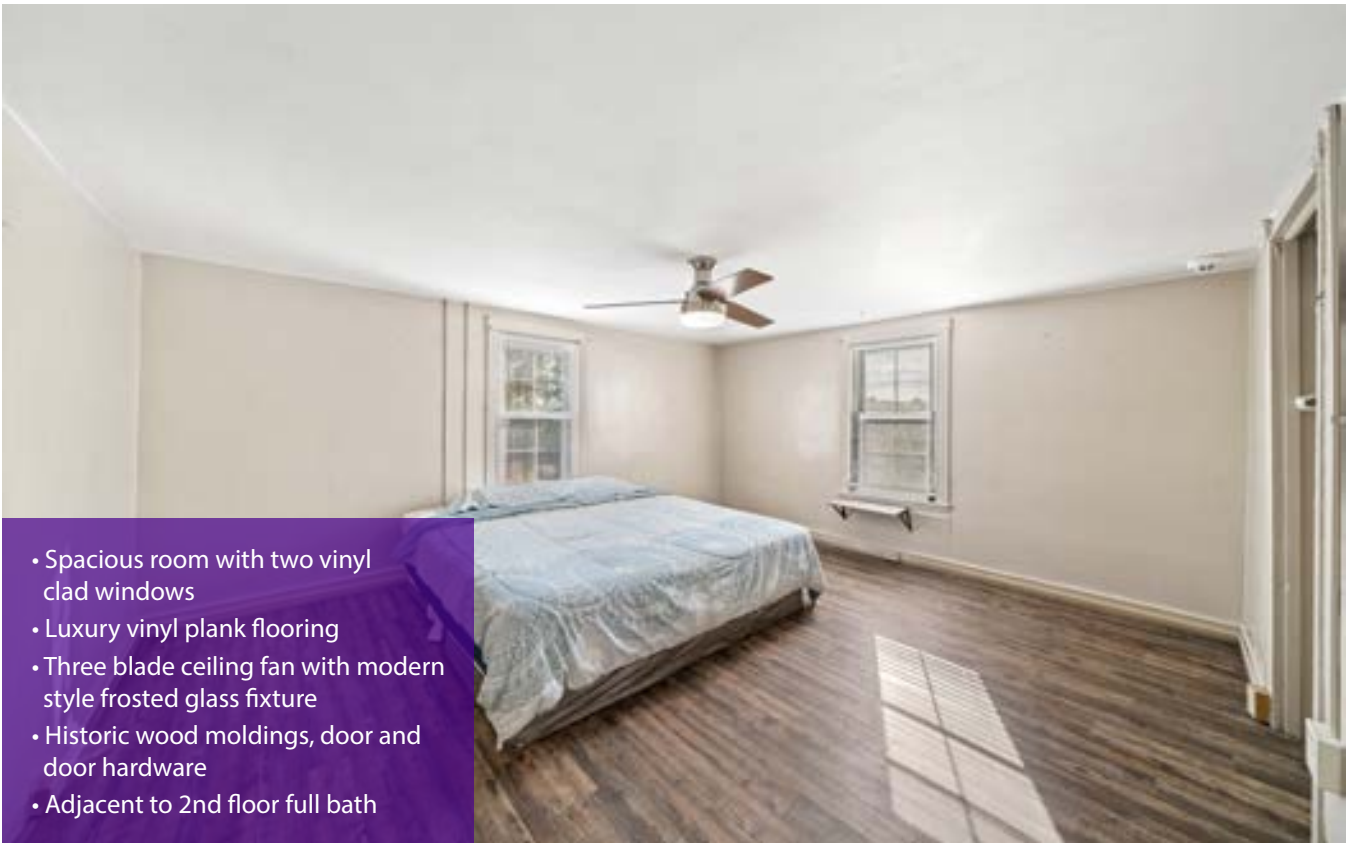
- Luxury vinyl plank flooring
- Ceiling attic access
- Oak five blade ceiling fan with frosted glass fixtures
- Large enough for an eat-in area and adjacent to the kitchen

Second Bedroom



- Luxury vinyl plank flooring
- Three vinyl clad windows
- Historic crown molding, closet door and hardware, door and window moldings

Third Bedroom



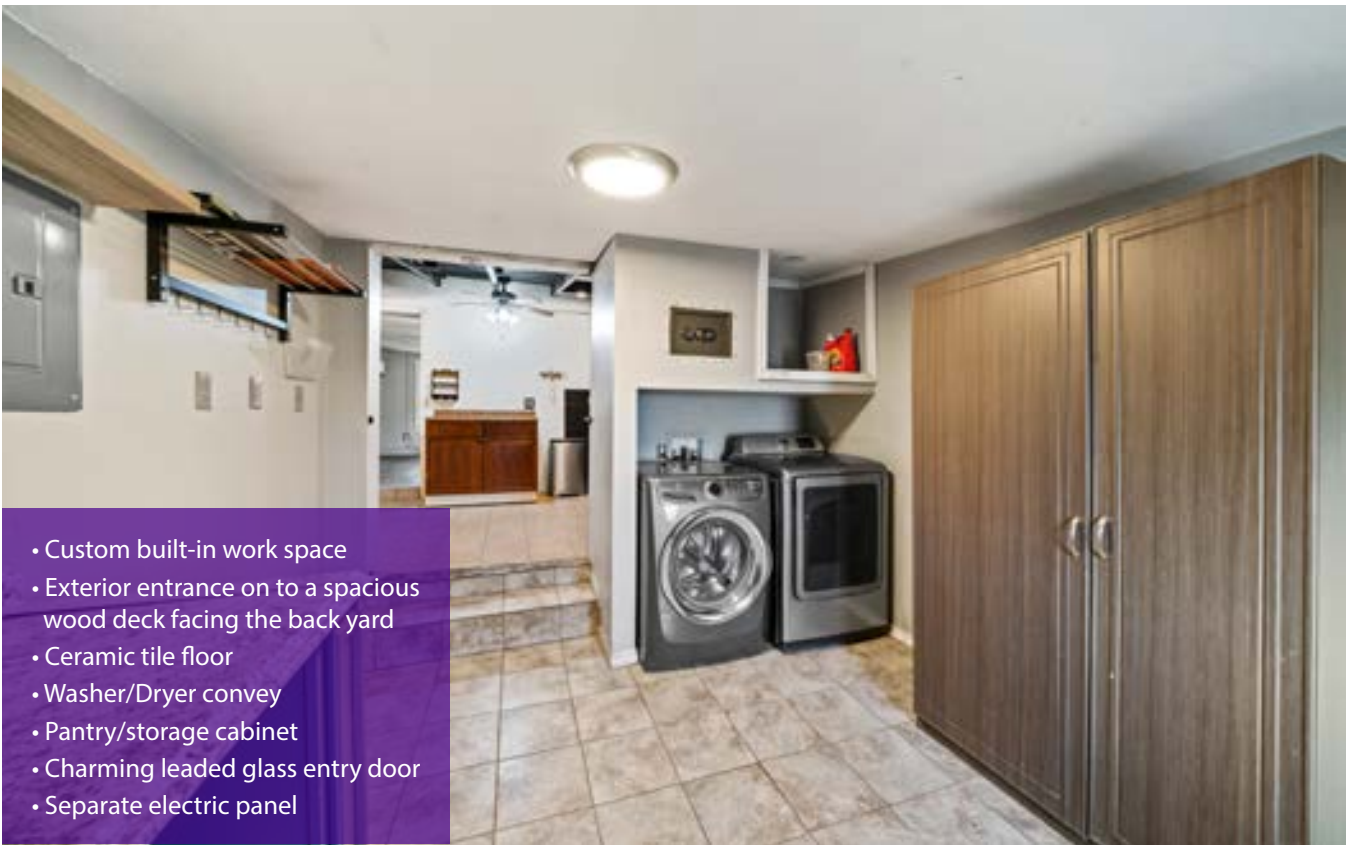
- Spacious room with two vinyl clad windows
- Luxury vinyl plank flooring
- Three blade ceiling fan with modern style frosted glass fixture
- Historic wood moldings, door and door hardware
- Adjacent to 2nd floor full bath

Kitchen Two



- Updated stainless steel appliances including gas stove
- Ceramic tile backsplash

Laundry / Mudroom

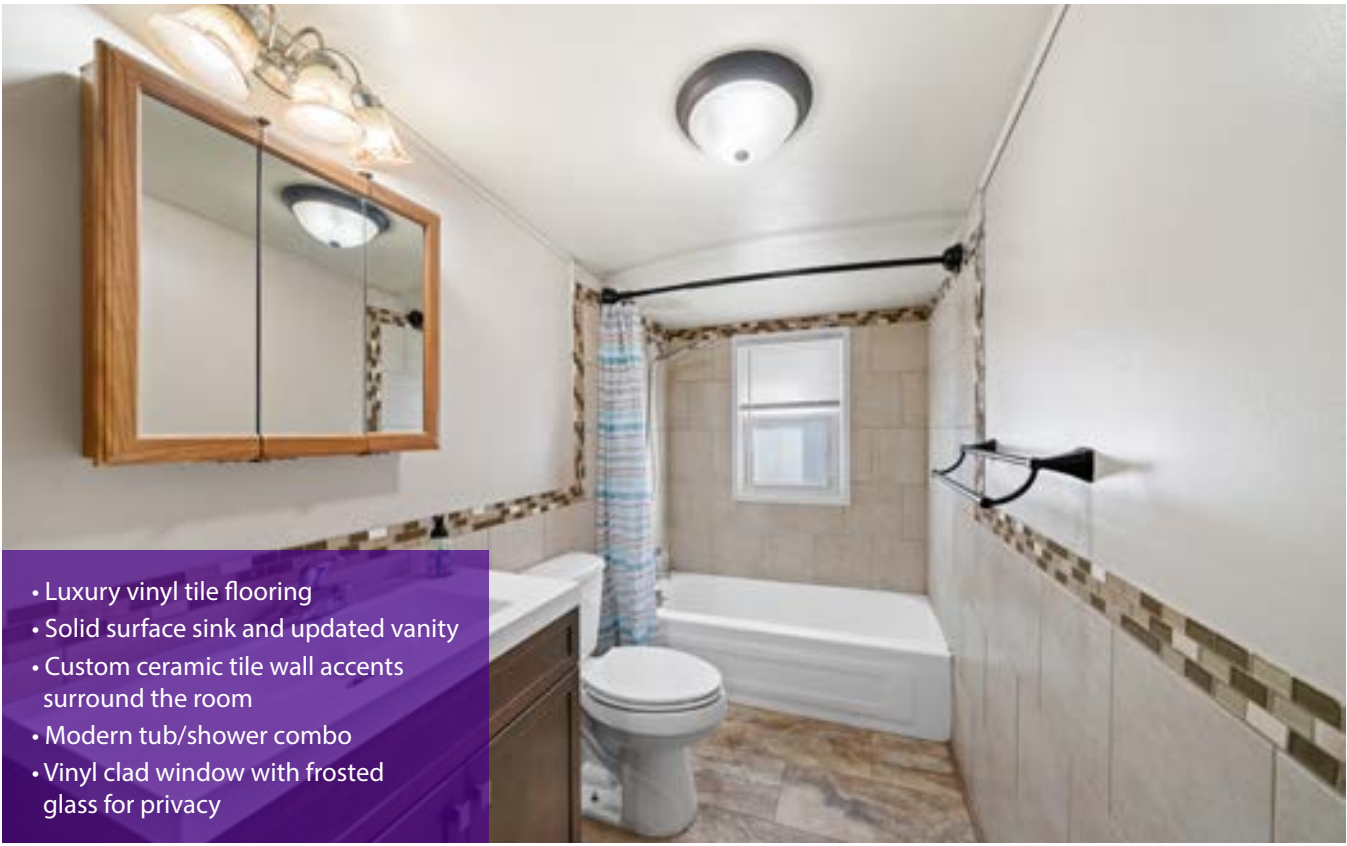


- Custom built-in work space
- Exterior entrance on to a spacious wood deck facing the back yard
- Ceramic tile floor
- Washer/Dryer convey
- Pantry/storage cabinet
- Charming leaded glass entry door
- Separate electric panel

Second Full Bathroom



- Exposed wood beams and vaulted ceiling
- Ceramic tile flooring
- Stainless steel double sink



- Luxury vinyl tile flooring
- Solid surface sink and updated vanity
- Custom ceramic tile wall accents surround the room
- Modern tub/shower combo
- Vinyl clad window with frosted glass for privacy



Pasture 1
0.75 Acres

Paddock 1
130' x 60'

Paddock 2
120' x 45'

Paddock 3
115' x 70'

Pasture 2
1.25 Acres

Legend

- Property Line
- Fencing
- Gate
- A Kennel
- B Car Port
- C Livestock Barn
- D Storage Shed
- E House

Pasture 1



Pasture 2



Paddock 1, 2, & 3



Property Overview

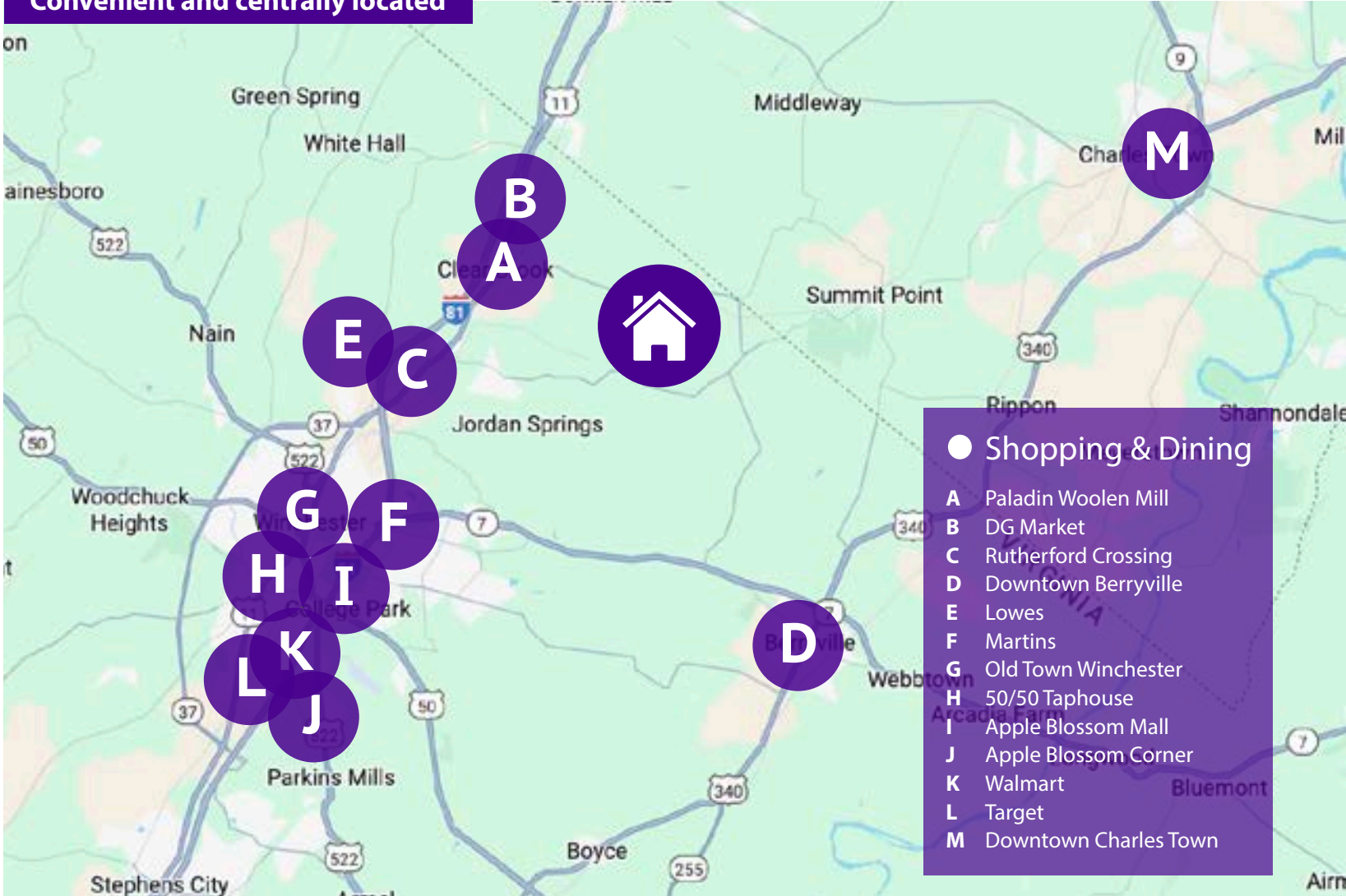


Convenient and centrally located, while living in the serenity of the country

- Minutes from Downtown Berryville, VA
- 15 minutes from Charlestown and Winchester
- 30 minutes from Leesburg, Strasburg and Front Royal
- 45 minutes from Dulles Airport
- 1 hour from Frederick, Hagerstown, Tysons Corner, Fairfax and Chantilly
- 1 hour 15 mins from Bethesda, Rockville, Reagan Airport and downtown DC
- Enjoy one of the best views the Shenandoah Valley has to offer



Convenient and centrally located



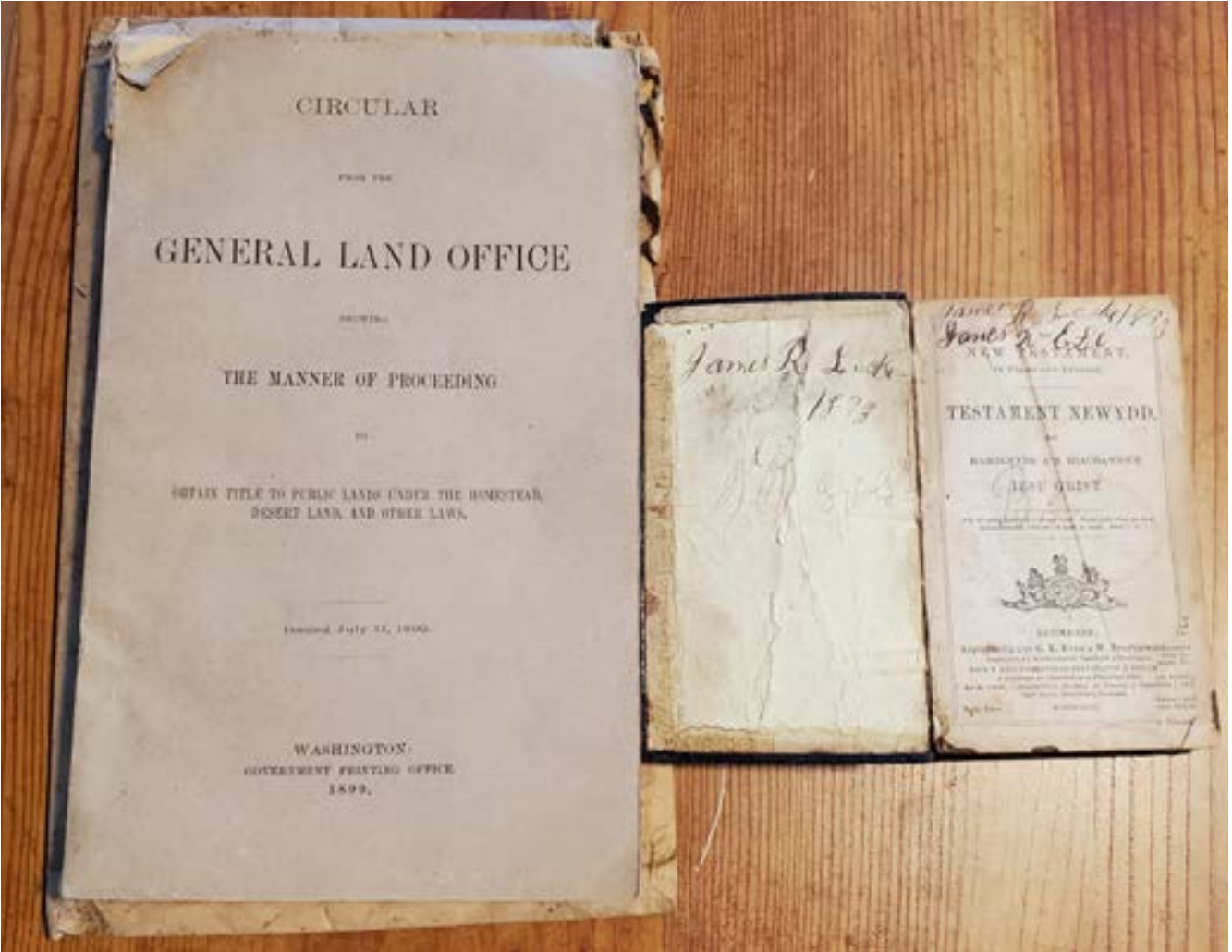
Own a Piece of History

Locke Meadow has been continuously owned by the Locke family since 1774. This property is enriched with history and charm. There are well preserved family records and photos dating back to the mid and late 1800s. As you loook across this land, you can imagine the first settlers to come to this property, it has been cherished by the same family and this is your chance to now own a true piece of historic land. Treasures like civil war era bullets and even a belt buckle have been found with metal detectors on the property. Wildlife is abundant here, it's not unusual to see turkey and deer strolling through the woods that border the open pastures here.

Document photos are of original documents, not copies, carefully preserved by the family and handed down through the generations.



The toddler is Wade Locke, the person who Wadesville Road was named after.



Equine Veterinarians

Clarke Equine Wellness and Performance

1236 Kimble Rd
Berryville, VA 22611
540-955-9115

Harrison Equine, P.L.L.C

1028 Summit Point Road
Berryville, VA 22611
540-955-3001

Hoof & Paw Veterinary Service

PO Box 2695 (211 S. 20th Street)
Purcellville, VA 20134
Denise Corder
540-338-5888
ponydoc@verizon.net
www.hoofandpawvets.com

Trillium Vet Supply

Dr. Noel Henderson
309 Pellinor Ln
Charlestown, WV 25414
304-886-5700

Marion duPont Scott Equine Medical Center

17690 Old Waterford RD
Leesburg, VA 20176
703-771-6800

Clubs and Associations

Virginia Horse Council

16157 Pug Swamp Lane
Beaverdam, VA 23015
888-467-7382
Info@virginiahorsecouncil.org
www.virginiahorsecouncil.org

Clarke County Equine Alliance

PO Box 451
Boyce, VA 22620
540-869-7820
clarkecountyequinealliance@gmail.com
www.clarkecountyequinealliance.org

The Jockey Club Thoroughbred Incentive Program (T.I.P)

821 Corporate Dr
Lexington, KY 40503
tjctip@jockeyclub.com / www.tjctip.com

Battlefield Horse Show Association

PO Box 63
Mt. Vernon, VA 22120-0063
www.battlefieldhsa.com

DC Area Horse Show Association

540-955-6219
info@dcareahsa.com / www.dcareahsa.com

Blue Ridge Hunt

180 Mill Lane
Boyce, VA 22620
https://www.blueridgehunt.org/wp/
Clarke County Equine Enthusiasts 4-H
Anne W McIntosh, MFH
703-506-7799
AWM@visuallink.com
-or-
Jeffrey L LeHew, MFH
540-974-0500
JeffLeHew@blueridgehunt.org

Clarke County Farm Bureau

125-300 Prosperity Dr
Winchester, VA 22602
Clay Brumbach
540-869-7860
claybrumback@gmail.com / www.vafb.com

Clarke County Ruritan Horse Council

PO Box 2
Millwood, VA 22646
Norman Fine
540-837-1943
nmfine@foxhuntinglife.com

Piedmont Environmental Council

45 Horner St
Warrenton, VA 20186
540-347-2334
pecva.org

Virginia Equine Alliance

38 Garrett St
Warrenton, VA 20186
Jeb Hannum
jeb.hannum@virginiaequinealliance.com
www.virginiahorseracing.com

Virginia Horse Industry Board

102 Governor St, Room 318
Richmond, VA 23219
804-786-5842
www.VHIB.org

Blue Ridge Hunt Pony Clubs

Anne Williams
annewilliams81@gmail.com
www.vrponyclub.org

Virginia Horse Show Association

400 Rosedale Ct
Warrenton, VA 20186
540-349-0910
www.VHSA.com

Services and Suppliers

Suds and Stitches (Blanket wash & Repair)

949 Canterburg Rd
Stephens City, VA 22655
Lisa Anderson
540-868-1804
landersen16h@gmail.com

KC Equine Nutrition Consulting

339 Chapel Lane
Boyce, VA 22620
Kathleen Crandell, PhD
540-771-0108
KCrandell@live.com

Winchester Equipment Company

121 Indian Hollow Road
Winchester, VA 22603
Doug Omps
540-667-2244
ompsdo@winchesterequipment.com
www.winchesterequipment.com

Feed & Hay suppliers

Audley Farm

PO Box 510 (752 Audley Lane)
Berryville, VA 22611
Turner Kobayashi
540-955-1251
info@audleyfarm.com
https://audleyfarm.com

Berryville Farm Supply, INC

PO Box 88 (400 East Main St.)
Berryville, VA 22611
Brian Ferrell
540-955-1791

Flat Duck Farm

PO Box 99 (409 Bellevue Lane)
Boyce, VA 22620
Rod DeArment
Cell: 703-408-9466 / Home: 540-837-1073
rdearment@cov.com

Southern States

447 Amherst St.
Winchester, VA 22601
Nadeem Helfer
540-431-7345
nadeem.helfer@sscoop.com
- or -
5784 Valley Pike
Stephens City, VA 22655
Ralph Stickman
540-336-0934
ralph.stickman@sscoop.com
www.southernstates.com

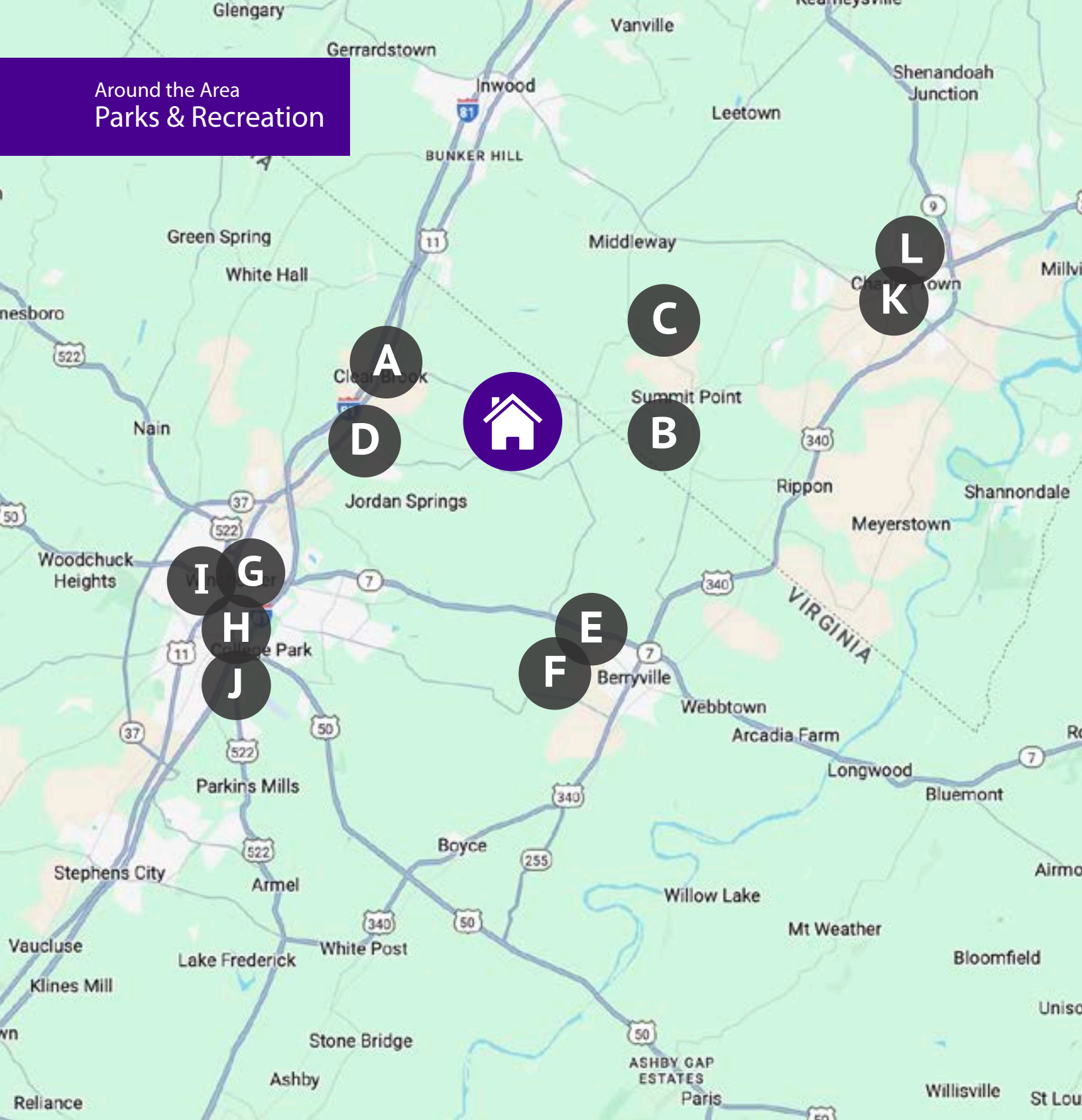
Tractor Supply

150 Getty Ln
Winchester, VA 22603
540-535-0058

Viewmont Farm

1048 Browntown Road
Boyce, VA 22620
Rick Weber
540-336-3365
judiweber.viewmont@gmail.com



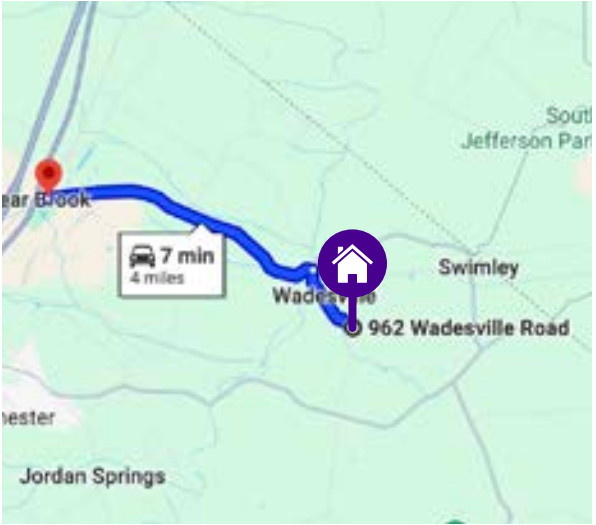


Around the Area Parks & Recreation

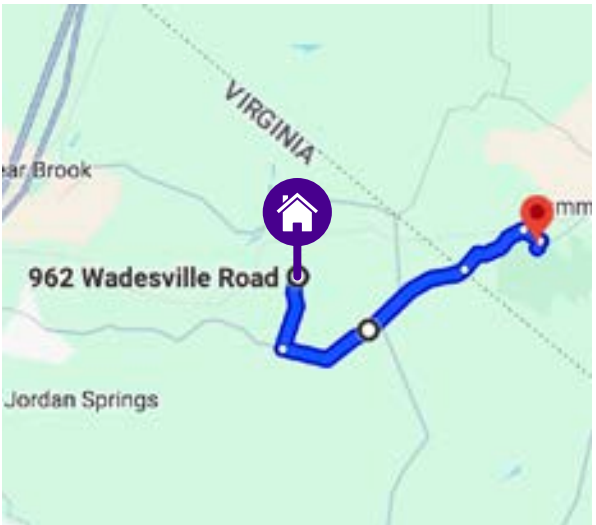
● Parks & Recreation

- | | |
|---|--|
| A Clearbrook Park | H Jim Barnett Park |
| B Summit Point Motorsports Park | I Shenandoah Valley Discovery Museum |
| C South Jefferson Park | J Kevin Anderson Field at Bridgeforth Stadium |
| D Stonewall Park | K Charlestown Racetrack |
| E Clarke County Playground | L Hollywood Casino Charles Town |
| F Clarke County Parks and Rec Center | |
| G Winchester Recreation Center | |

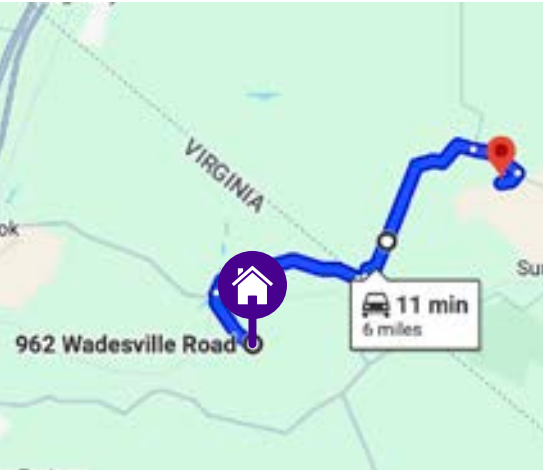
Clearbrook Park – 4 miles



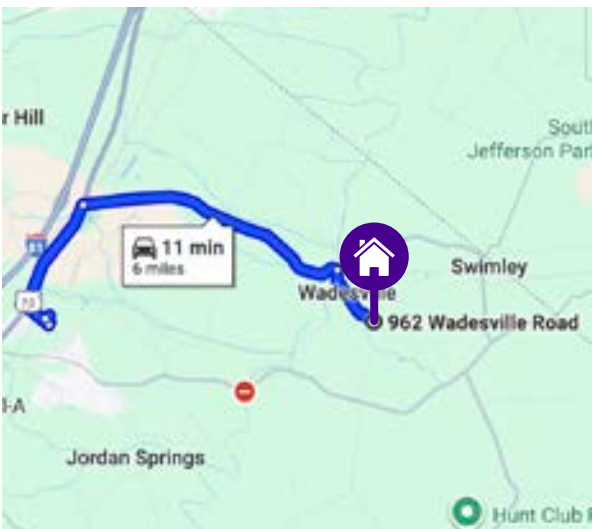
Summit Point Motorsports Park – 5.1 miles



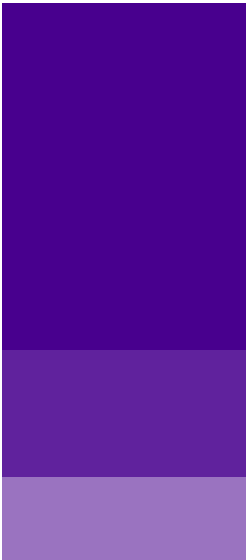
South Jefferson Park – 6 miles



Stonewall Park – 6 miles



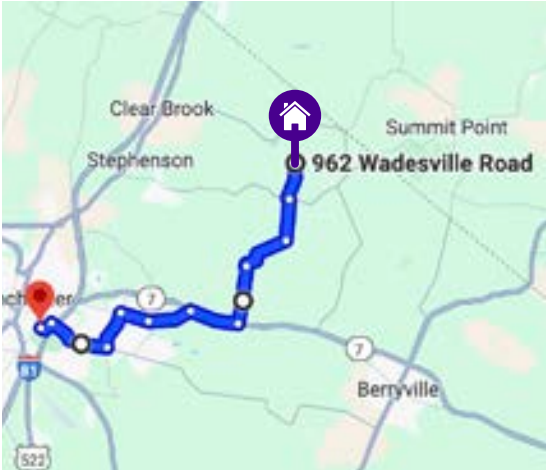
Clarke County Playground – 6.9 miles



Clarke County Parks and Rec Center – 6.9 miles



Winchester Recreation Center – 11.3 miles



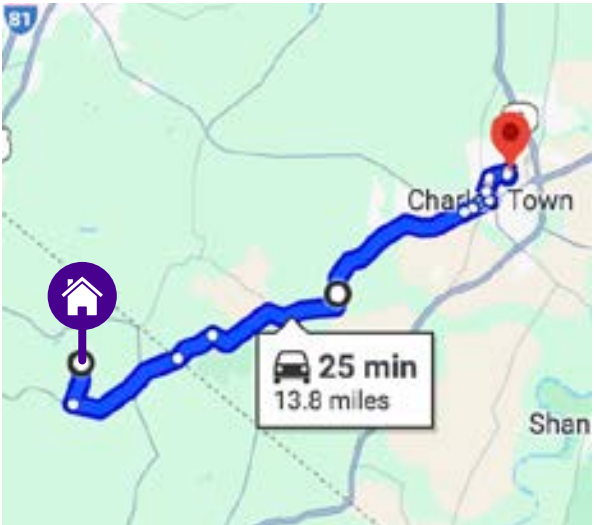
Jim Barnett Park – 11.6 miles



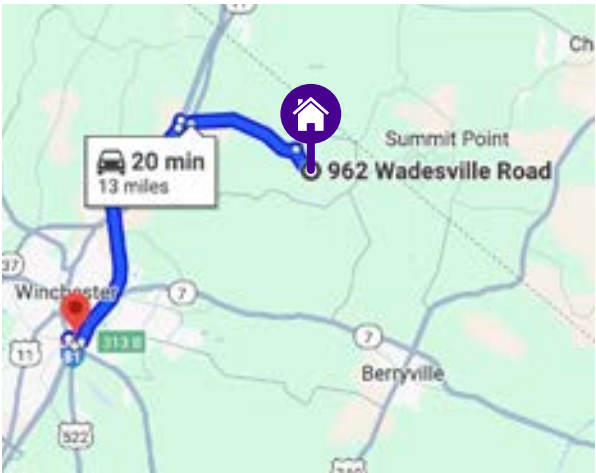
Shenandoah Valley Discovery Museum – 12.2 miles



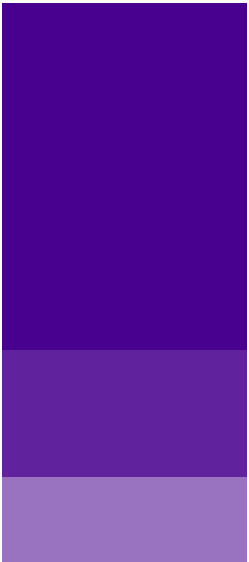
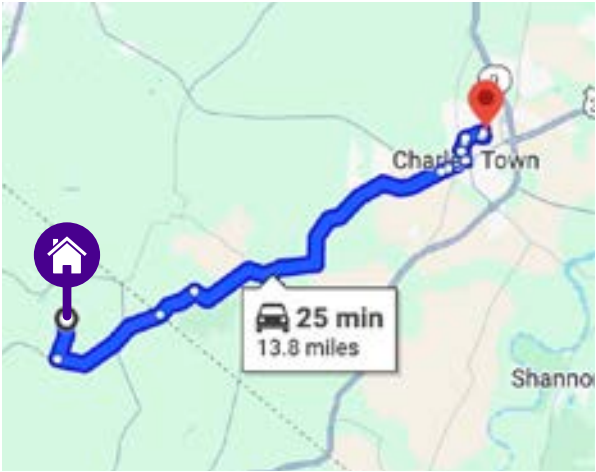
Hollywood Casino Charles Town – 13.8 miles

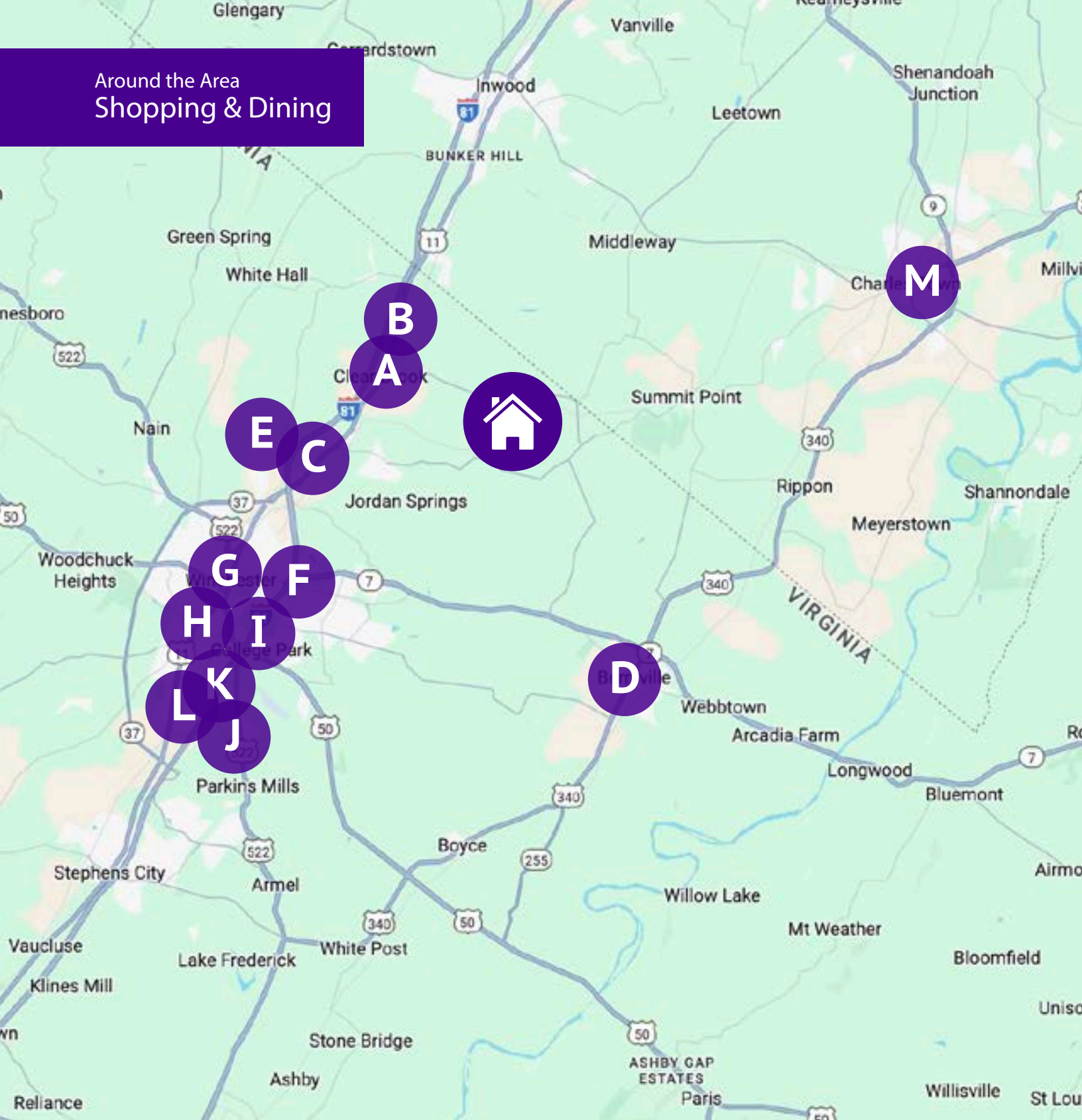


Kevin Anderson Field at Bridgeforth Stadium – 13 miles



Charlestown Racetrack – 13.8 miles





Around the Area
Shopping & Dining

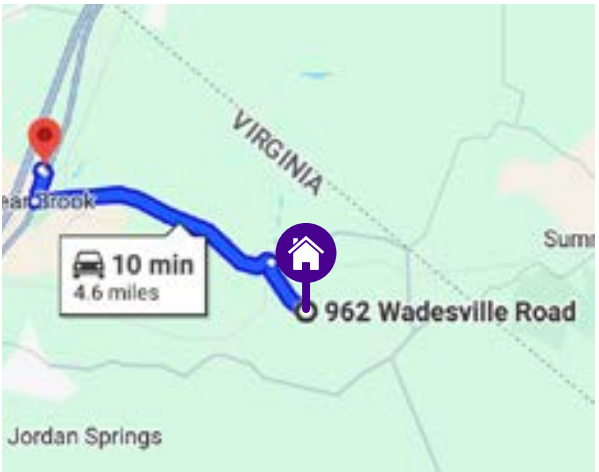
● Shopping & Dining

- | | | |
|------------------------------|-------------------------------|--------------------------------|
| A Paladin Woolen Mill | F Martins | K Walmart |
| B DG Market | G Old Town Winchester | L Target |
| C Rutherford Crossing | H 50/50 Taphouse | M Downtown Charles Town |
| D Downtown Berryville | I Apple Blossom Mall | |
| E Lowes | J Apple Blossom Corner | |

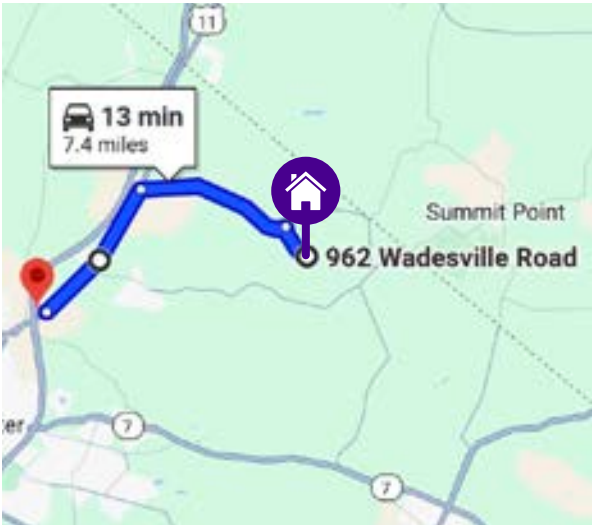
Paladin Woolen Mill – 4.2 miles



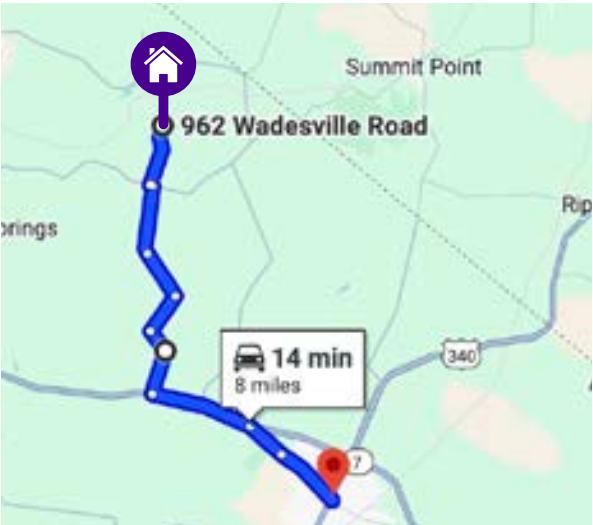
DG Market – 4.6 miles



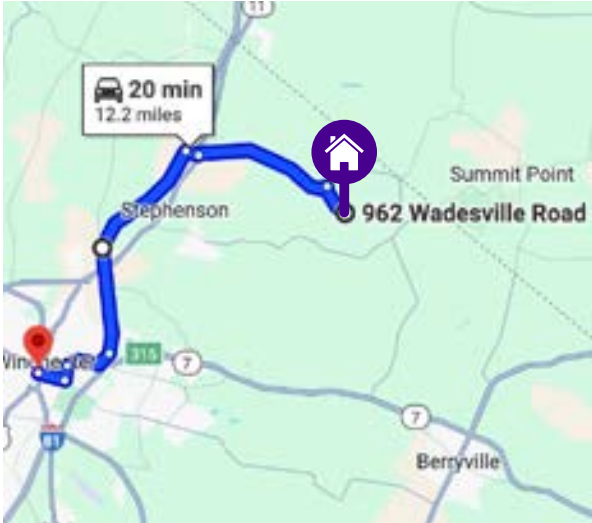
Rutherford Crossing – 7.4 miles



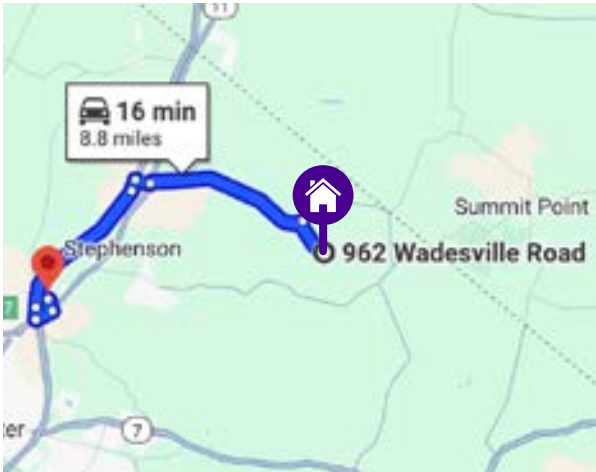
Downtown Berryville – 8 miles



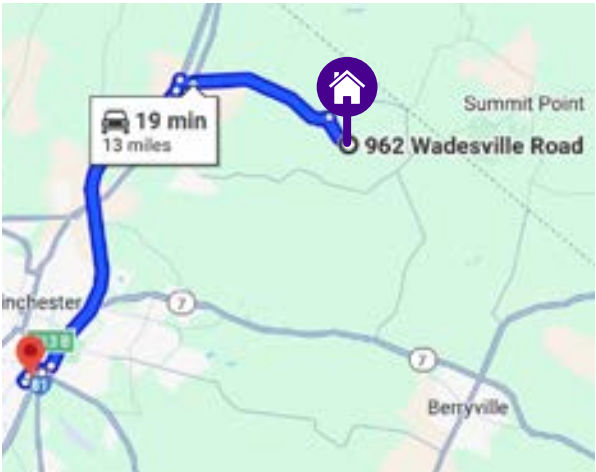
Old Town Winchester – 12.2 miles



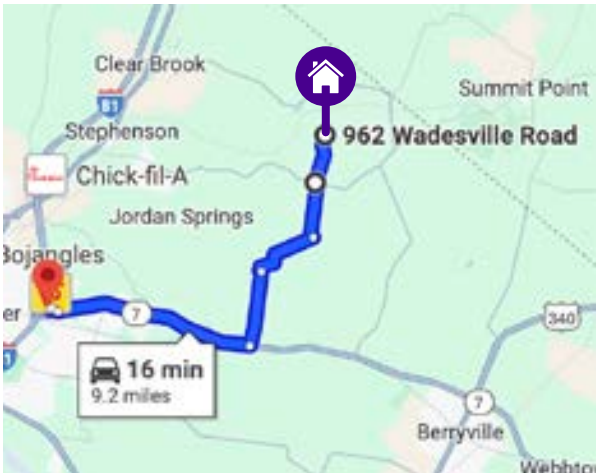
Lowes – 8.8 miles



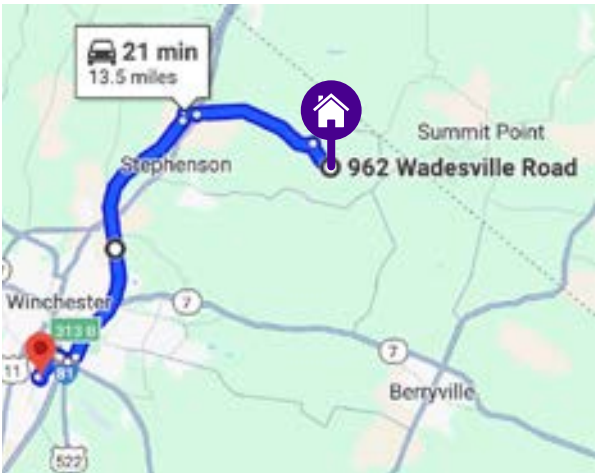
Apple Blossom Mall – 13 miles



Martins – 9.2 miles



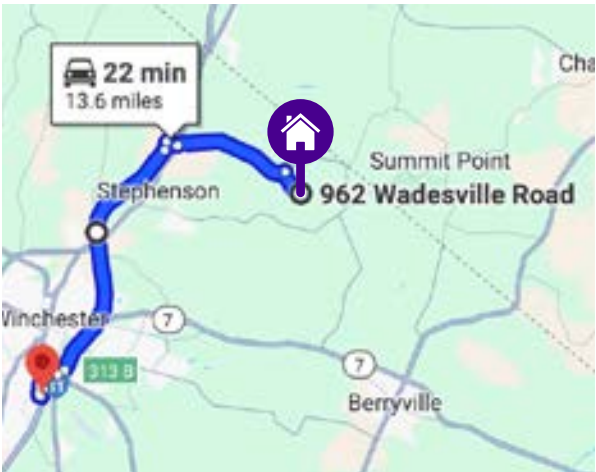
Walmart – 13.5 miles



50/50 Taphouse – 12.3 miles



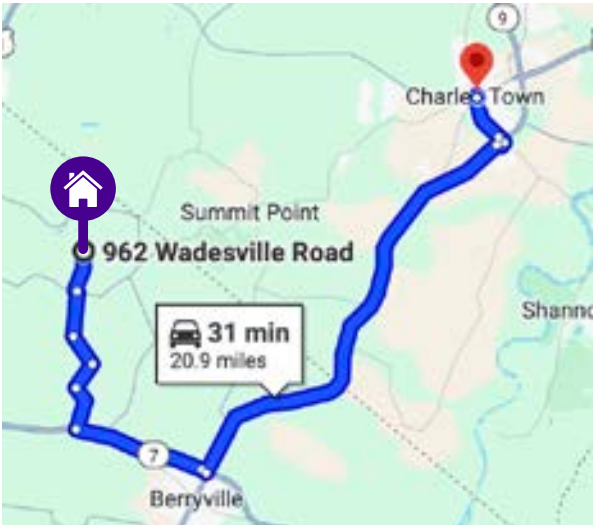
Target – 13.6 miles



Apple Blossom Corner – 13.1 miles



Downtown Charles Town– 20.9 miles





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Put Hagan Realty to work for you, and you'll be moved!

Services Include

- HDR Photos
- 3D Tours
- 4K Property Tours
- Property Guides
- Targeted Social Ads
- Custom Websites
- Site Maps
- Arial Imagery
- Floor Plans
- Open Houses
- MLS Syndication
- Custom Signs

In an ever-evolving real estate market, Hagan Realty stands out as your go-to partner for selling your home at the best price, in the least time, and with unparalleled success. We go beyond just putting a 'For Sale' sign on your lawn.

Our in-house experts utilize state-of-the-art HDR photography, 4K video, and 3D tours to make your property shine in its best light. Forget generic listings; every home gets a custom website focused solely on showcasing its unique features, and we employ targeted social media ads to reach potential buyers across multiple platforms. We arm visiting buyers with comprehensive property guides detailing everything from your home's amenities to the local schools, and our open houses effectively reach nearly half of all home buyers in the market area.

From the sky with FAA-licensed drone pilots to the ground with full-color, furnished floor plans, we've got every angle covered. If you want your property to stand out and attract top-dollar offers, let Hagan Realty's unmatched tools and expertise work for you.

Contact us today to learn more.

If you are currently under a written contract to use another real estate broker exclusively, please disregard this notice. It is not our intention to solicit other real estate brokers' clients.

Thank You for Visiting

Thank you for viewing my listing here at 962 Wadesville Road.

If you have any questions regarding this property, or would like to make an offer, please either contact me directly or have your agent do so if you are represented.

Denise Parsons

Realtor

Cell 240.506.1713
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Fax 301.540.1429
DParsons@HaganRealty.com
www.HaganRealty.com



All information contained in this booklet is deemed reliable but not guaranteed. All prospective purchasers are strongly encouraged to perform all necessary due diligence, prior to writing an offer.



For more information visit

www.962Wadesville.com

