



CHEVAL NOIR

1074 Simmons Gap Road
Dyke, Virginia 22935

Brochure

VirginiaCountryLiving.com/1074-simmons-gap

Equestrian & Country Living

Nestled deep in the heart of Farmington Hunt country, this exceptional small equestrian farm offers an unparalleled location for horse enthusiasts. Just minutes away from several prominent hunt fixtures, it provides easy access to the vibrant equestrian community and traditions of the area. For those passionate about eventing, the Home Track Farm, an eventing and sales barn, is only a short drive away.

Whether you're an avid fox hunter, eventer, or simply looking for a peaceful, well-situated horse farm, this property offers the perfect blend of convenience, community, and countryside tranquility.

Amidst perennial gardens and mature trees, this exceptional property offers an equestrian lifestyle on 15 acres. The home is convenient to the barn and paddocks and wraps you in a cozy, cottage-like warmth, where every corner feels inviting and every window frames a storybook view. High ceilings lift the spirit, while the open living spaces offer a gentle flow from room to room.









Welcome to Cheval Noir

The charming cottage-style front door warmly welcomes you into an inviting entry hall that opens into the expansive great room. The stunning space is bathed in natural light, with walls of windows that frame breathtaking views of the gardens and horses beyond. The open-concept design seamlessly connects the great room to the sunroom and kitchen, offering a perfect flow for entertaining and everyday living. As you take in the surroundings, the formal dining room comes into view, offering a perfect blend of elegance and comfort. Just beyond, the living room extends the warm and welcoming ambiance, seamlessly connecting the spaces for a harmonious flow throughout the home.

One of the great room's distinctive features is the intricate lion medallion adorning the fireplace—a unique focal point that immediately catches your eye. Every corner of the space offers something to appreciate, from architectural details to the dramatic windows showcasing the surrounding scenery.

The kitchen is both beautiful and functional, featuring custom no-voc maple cabinets with pull-out drawers and soft-close doors, designed for ease and convenience. A spacious pantry provides plenty of storage for your cooking essentials. Adjacent to the kitchen, the sunroom beckons you to relax with a cup of coffee, surrounded by lush perennial gardens and the tranquil sight of your horses grazing nearby; it is an idyllic setting for enjoying your mornings.

Tucked away as its own private retreat, the primary suite is conveniently located, providing a peaceful escape from the rest of the home.

There is a first floor powder room for guest convenience, and a laundry room with access to the two car garage. Below is a large unfinished walk out basement with roughed in plumbing.





The Great Room



The Dining Room





The Den





The Kitchen





The Sunroom







The First Floor Primary Suite

Spacious Upper-Level with Expansive Bonus Space

The second-level landing overlooks the stunning great room, creating an open and airy connection between the living spaces below and the private quarters above. This floor features three bedrooms, perfect for family or guests, and two full bathrooms, designed with comfort and convenience in mind. Additionally, a spacious bonus room offers endless possibilities—whether as a home office, media room, playroom, or guest suite, this versatile space can easily be tailored to fit your lifestyle needs. The thoughtful layout of this upper level ensures both privacy and ample space for everyone.



The Second Floor Landing



Upper Bedroom One



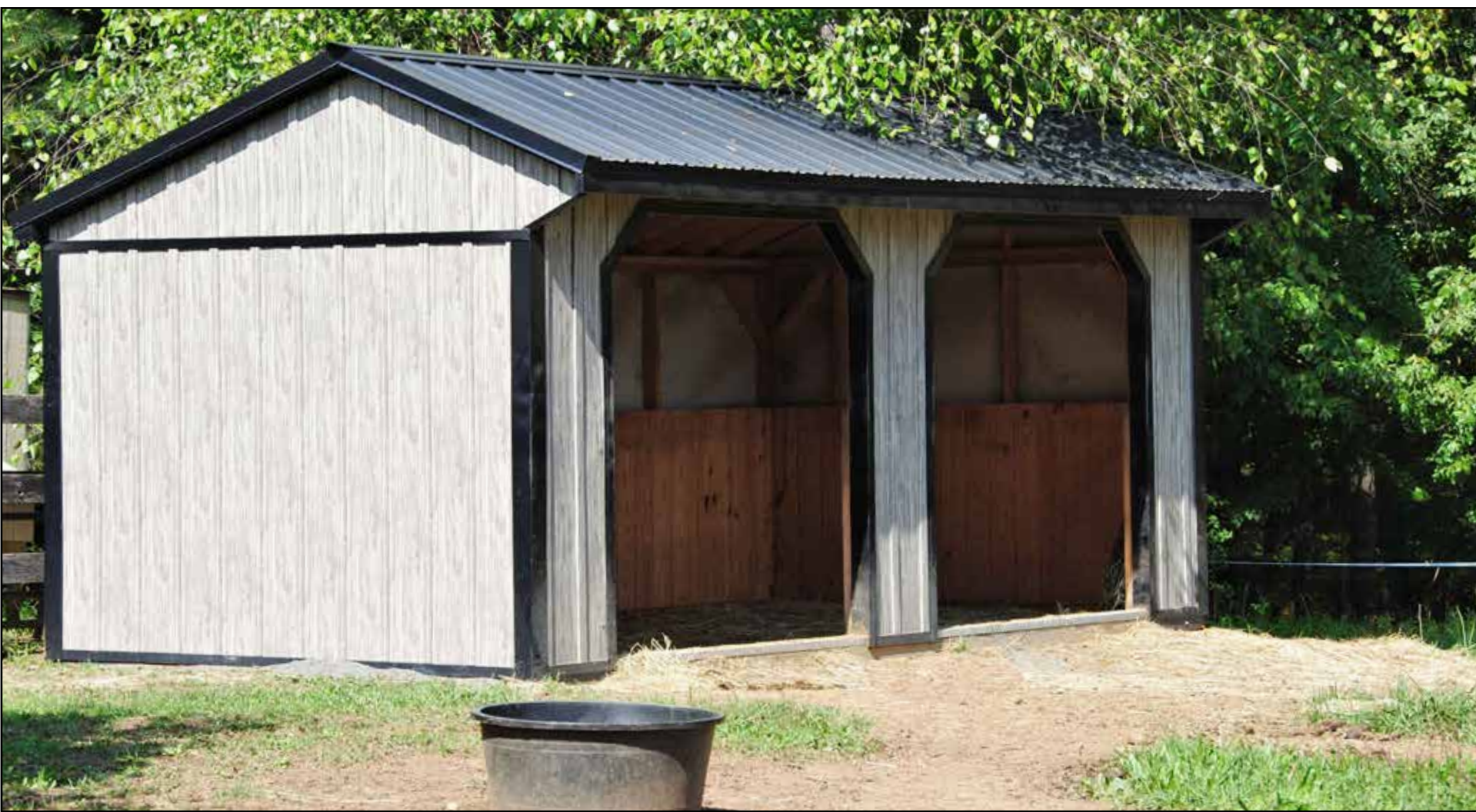
Upper Bedroom Two



Upper Bedroom Three



Upper Bonus Room



The Barn & Run In Shed

The barn is thoughtfully designed with flexibility in mind, currently featuring a dedicated tack room, 3 spacious stalls and a convenient run-in area. For those seeking to expand, it can effortlessly be reconfigured to accommodate up to 5 stalls, with each offering a separate entrance for ease of access. Whether you need more room for horses or want to create designated areas for other animals, this adaptable setup ensures both functionality and ease. With its well-planned design, the barn offers a practical solution to ensuring the safety and comfort of your animals, providing peace of mind and the flexibility to meet your changing needs.



Farm Information

Hay Storage: Barn will hold 400 bales.

Two 2-Acre Pastures: One with the run in shed and other with a feeding track.

Ring Paddock & Barn Paddock: Perfectly suited for training and exercise, these areas offer a dedicated space for honing skills and daily routines.

Five Acre Hay Field / Flat Schooling Area: This versatile flat area is perfect for flatwork, training exercises, or can easily be divided into additional paddocks to meet your needs.

Automatic Waterer: Located in the barn yard.

Filtered Water: There is a water filter system installed located in the basement of the residence that filters water to the barn and house.

Special Care Dry Lot Track: Designed for horses requiring careful management, this track provides a safe space for animals needing controlled turnout to maintain their health and well-being.

The thoughtfully designed layout ensures that both the daily needs and special care requirements of your horses are met with ease and efficiency. It is the perfect blend of functionality and flexibility for any horse enthusiast or professional.

Please note:
The chicken coop does not convey.





The Tree House

Nestled amidst the serene landscape, this property boasts a charming tree house that adds a unique element of adventure and whimsy. Elevated among mature trees, the tree house offers a peaceful retreat, perfect for enjoying nature from a different perspective. Whether used as a private hideaway for quiet reflection or a magical play area for children, this tree house brings a sense of enchantment to the property.

General Information

Year Built 2006

2024 Taxes: \$8,333.34

Acres 15

Easement Private driveway

Square Footage: 3,500 above grade, 1,934 below grade

Electric: Rappahannock Electric

Heat: Two zone dual fuel heatpumps - 16 years old.

Roof: 2006

Water: Tankless, propane

Propane Provider: Quarles - 500 Gallons

Internet: Firefly Fiber Optic

Generator: Briggs & Stratton

Kitchen Stove: Propane gas

Improvements:

Kitchen renovation

Appliances: \$6,247

Cabinets & Backsplash: \$45,648

Install gas line to stove: \$2,110:

Soapstone counters: \$7,234

Second story oak floors: \$8,277

Water treatment system: \$7,890

Replace on-demand hot water system: \$3,310

Laundry room renovation

Appliances: \$1,771

Cabinet: \$691

Property

Barn gutters: \$950

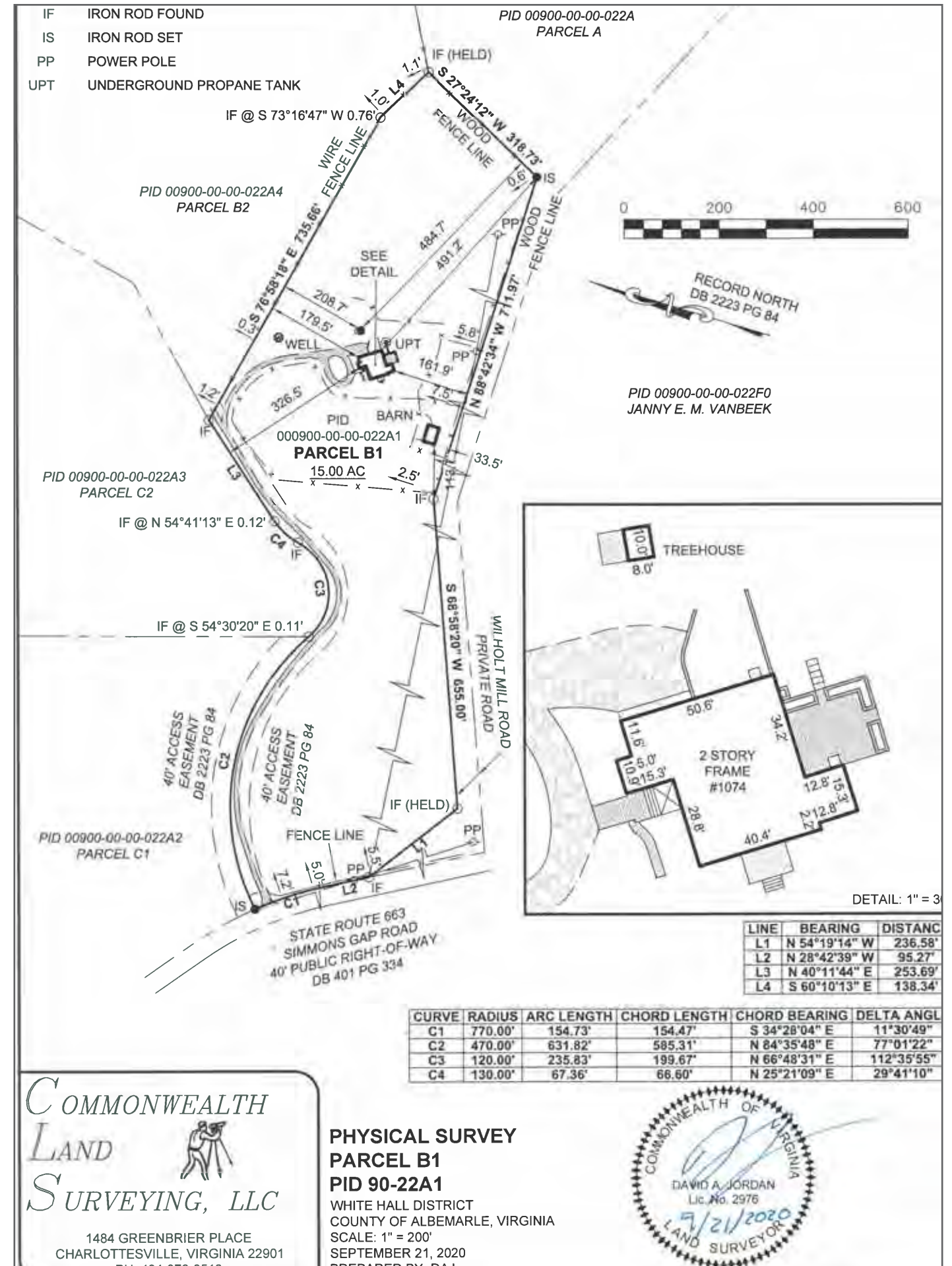
Barnyard grading and stone addition: \$13,025

Fencing: \$15,550

Run in shed addition: \$18,450

Trees: \$3,765

Information in this brochure is considered reliable, but not guaranteed.





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