

Land/Bed & Breakfast
For Sale

Blue Rock Inn

Washington, VA

Price Reduced!



Blue Rock Inn 12567 Lee Highway Washington, VA

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Property Highlights

- › Priced at \$2,450,000
- › 10,286 SF inn/restaurant featuring five guest rooms, dining area, pub, outdoor seating and a separate caretaker cottage
- › 79.56 prime acres that can be subdivided
- › Equestrian facility with stables, polo ring, riding rings and ample pasture land
- › Potential vineyard location with multiple entrances off Lee Highway & Route 211

FOR SALE > Blue Rock Inn

About The Property

The Blue Rock Inn offering consists of a 10,286 square foot restaurant and inn complete with a bar and commercial kitchen, as well as an on-site residence, three riding rings, two horse paddocks and a polo arena. This site sits on 80 acres of beautiful Rappahannock countryside amidst wineries and rolling pastures, just minutes from the township of Little Washington.

The inn itself is a converted farmhouse consisting of three dining areas, a pub and five guest rooms featuring private balconies that offer breathtaking views of the surrounding Blue Ridge Mountains. In addition to a secluded private library and parlor, the main building also features a side deck for guests, as well as a slate dining patio just off the pub area for restaurant patrons. In addition to a secluded private library and parlor, the main building also features a side deck for guests, as well as a slate dining patio just off the pub area for restaurant patrons. The remainder of the acreage is pasture land featuring 20 horse stables spread between two paddocks along with three riding rings, making the property ideal for equestrian use.

The entrance to the inn lies just off the county's main thoroughfare, Lee Highway, and offers ample parking as well as extensive landscaping complete with an impressive entry garden and fountain.

The Blue Rock Inn has played host to several weddings, special events, banquets and parties and can easily accommodate up to 75 people in the three dining rooms and outdoor patios. The property would be ideal for a restaurant, winery, retreat, bed & breakfast, riding club, spa, or any other venture that takes advantage of the bucolic landscape and proximity to the Shenandoah National Park and the Washington, DC metropolitan area.



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Property Photos



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Subdivision Opportunities

*80 +/- Acres Available for \$2,450,000



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Subdivision Opportunities

Inn Package - \$1,600,000

The Blue Rock hospitality/inn package includes a 5-bedroom inn totaling 10,286 square feet with attached restaurant and pub, three dining areas, a common area, a living room, a commercial kitchen with all equipment included, and a dining room capable of accommodating 30 guests. Each of the upstairs guest rooms leads out to a wrap-around porch that overlooks the outdoor dining area and pond. With scenic views of the Blue Ridge Mountains, this venue lends itself to multiple uses including a restaurant, wedding and special events venue, winery, retreat, spa or bed & breakfast.

Also included in the package is an unfinished single-family residence with potential to be converted to a bed and breakfast annex. The site includes approximately 30 acres of land as shown; however, greater or less acreage can be discussed.



FOR SALE > Blue Rock Inn

Subdivision Opportunities

Equestrian Package - \$980,000

The equestrian package consists of approximately 40 acres and consists of two stable buildings with 20 paddocks, three riding rings, a finished polo ring, a former steeplechase course and ample pasture land. The equestrian package is fenced with a separate entrance along Lee Highway. The active ring also features its own separate ingress/egress point from the highway.



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