



Winton

Amherst County
VIRGINIA

285 Acres of Extraordinary Possibilities

Amherst County, Virginia, is seeking a private-sector owner with the vision and resources to realize the full potential of this unique site.



Approximately
5 acres



The original sections of this elegant building were constructed in the early 1770s with subsequent additions and renovations performed as recently as 2004. Sarah Henry, mother of revolutionary leader Patrick Henry, spent the final years of her life at Winton—earning the manor house a spot on the National Registry of Historic Places.

The main house adjoins a 9,400SF, two-level banquet facility, which currently serves as a popular event venue.

This 3,824SF manor house has 1,912SF on the first floor and 1,912SF on the second floor. It also includes a 749SF unfinished partial basement, as well as a 245SF front patio, and a 317SF rear patio.

The banquet hall, built in 1976, has 4,910SF on the main level and 4,528SF on the basement level (3,000SF of which is finished). The hall opens onto a 774SF covered al fresco dining area, offering extraordinary views of the golf course and mountains.

The property includes about 37,000SF of asphalt-paved parking and 27,000SF of gravel parking. One of its two entrances offer ingress/egress to Patrick Henry Highway, the other to Winton Road.



205 acre course,
plus ±75 open acres



Scenic Golf Course, Pro Shop, & Pool

Winton's 18-hole golf course is a 6,780-yard, par 71 layout with a course rating of 72.4. It features an irrigation system with a 9.5-acre pond, and cart paths of both asphalt and gravel.

This 6,350SF two-story pro shop/tavern has 3,312SF on the first floor and 3,038SF on the second floor, plus an 840SF deck with magnificent views of mountains and fairways.

The first floor includes retail sales area, counter service area, two storage rooms, commercial kitchen, dining area/bar, office, and two restrooms. On the second floor, 1,889SF have been finished into an office and a large, open meeting room, while 1,149SF serve as unfinished attic storage.

POOL



The property's swimming facilities feature a concrete junior-Olympic pool with depths of 3 to 10 feet, a concrete kiddie pool, and a concrete deck.

The 2,498SF two-story pool house has 1,249SF on the first floor and 1,249SF on the second floor. The first floor consists of a lifeguard office, snack area, a mechanical room, plus two restrooms.





Silo Barn and Outbuildings

Silo Barn

Winton's 3,365SF silo barn is suitable for many potential uses, such as a restaurant, brewery, event space, or winery/tasting room.

Standing on a masonry foundation, this 1930s-era structure incorporates rustic details such as wooden board walls, exposed wooden joists, a spacious loft, and a metal/composition shingle gable roof.

Misc. Outbuildings & Structures

- Maintenance shop (4,828SF) • Workshop (899SF)
- Pavilion (662SF) • Equipment shed (1,216SF)
- Two pump houses • Two smoke houses
- Small, historic cemetery with brick wall



Winton is situated just off US-29, and faces US-151...a route that has come to be known as the "Brew Ridge Trail" due to the number of acclaimed breweries located along its length.

The site is convenient to many other nearby destinations and amenities, as well:

- Wintergreen, a year-round ski and golf resort, is less than an hour away...as is Charlottesville (home to the University of Virginia).
- The Blue Ridge Parkway and the Appalachian Trail are close by in the very same county.
- The City of Lynchburg metro area (which boasts a combined population of more than 100K, a regional airport, an Amtrak station, and five colleges and universities) is just minutes away.
- Washington, DC, lies about 3 hours to the north.

Winton's greatest asset, however, just might be its scenic beauty. Its pastoral setting, with beautiful views of mountains and sunsets, and lush, mature trees creates an incomparable environment for a variety of uses...from a vineyard, to a senior community to a boutique hotel.

NOTE: All furnishings, décor, and implements currently in place in the buildings of Winton will accompany the property.



This property is available for under \$2 million.
Let's talk about your vision for this singular opportunity. Contact:

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