

# Little Washington Winery

72 Christmas Tree Ln • Washington, VA

\$1,195,000

Robert  Chapman  
REAL ESTATE SERVICES

Set amidst 25 rolling acres in the heart of Virginia's picturesque Rappahannock County, Little Washington Farm Winery & Brewery, presents a rare opportunity to acquire a scenic countryside property with remarkable flexibility and potential.

The property currently operates as a farm winery and craft beverage destination, offering visitors a welcoming tasting room, spacious rear deck with breathtaking mountain vistas, brewery production space, and dedicated winemaking facilities. Whether your vision involves continuing the property's agricultural and hospitality legacy or transforming it into a private country retreat, the possibilities are as expansive as the landscape itself.

Properties offering this combination of scenic beauty, existing infrastructure, entrepreneurial opportunity, and lifestyle appeal seldom come to market. Whether you're pursuing a dream of crafting wine and beer, hosting gatherings beneath mountain sunsets, or simply stewarding an extraordinary piece of Virginia countryside, Little Washington Winery invites you to write its next chapter.

\*The winery business, equipment, production assets, inventory, and furnishings are available separately. Real estate offered independently of business assets.\*



Acres	Sq Ft	Winery	Brewery
 25	 1,914		

## Property Facts at a Glance....

- 25 Rolling Acres
- Existing Farm Winery & Brewery Business
- Opportunity to continue business use or convert into private residence

VARP2002710

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