

HISTORIC HOME WITH BOUTIQUE BED & BREAKFAST POTENTIAL

610 New Hope Rd, Staunton, VA 24401

WELCOME TO BELLEFONTE - HISTORIC HOME SITUATED IN HISTORIC STAUNTON, VA



OFFERING SUMMARY

Sale Price:	\$1,195,000
Lot Size:	12.63 Acres
Year Built:	1834
Building Size:	6,120 Square Feet 3-Story
Zoning:	B-1C
Beds/Baths:	6 Bedrooms 4.5 Bathrooms
Utilities:	Spring Public Sewer
MLS#:	666957 (Commercial) 666789 (Residential)

PROPERTY OVERVIEW

Welcome to Bellefonte, a historic home with modern amenities, perfectly located between the downtown arts and restaurant district, and easy access to two interstates. Residential zoning, with B1-C overlay and acreage, offers your choice of private retreat, home-based business, or development potential. Built on the original 1790 settlement, the house dates to 1834 with expansions and upgrades in the 1940s and '70s. Over 4,500 sq ft of timeless elegance includes: high ceilings, hardwood floors, original wood-burning fireplaces in the living/dining rooms, a custom-built bar in the great room, and a kitchen with pantry and adjoining greenhouse. The main-level owner's suite, with screened porch, connects discreetly to a spacious laundry, while two additional en-suite bedrooms upstairs, plus three more bedrooms on the third floor, lend themselves beautifully to a boutique B&B configuration under existing zoning. Savor pastoral views from any of four gracious porches, or retreat to the private rear walled courtyard. A 1,590 sq ft detached studio with loft and half bath presents endless possibilities for a home office, guest suite, or income-producing venture. Bellefonte is history, charm, and potential, perfectly located and preserved.

For More Information:

Chase Hoover
540.480.1449
chase.hoover@cottonwood.com

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Exterior Photos



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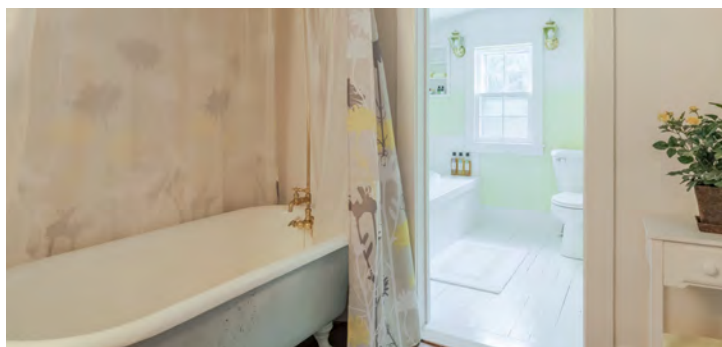
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Bellefonte – History

Bellefonte is the original settlement in Augusta County. The land was settled in 1790 by Scotch-Irish pioneer John Lewis, whose original log cabin is incorporated in the farmhouse across the road. The spring, which inspired the property's name and continues to provide water to the house and to Lewis Creek, was part of the acreage bequeathed to Andrew Lewis, who served heroically as Brigadier General in the Revolutionary War.

By 1834, the Lewis family had sold the property, which was then inherited by David Patteson, a farmer, lawyer, and member of the Virginia House of Delegates, who built the center portion of the house.

Twenty years later, the home and farm was purchased by John Harman, who lived here with his wife and thirteen children. During the Civil War, he served as Quartermaster for Stonewall Jackson.

In the 20th century, the Commonwealth of Virginia owned and renovated the house, as the warden's residence; the back wing, plumbing and electricity were added at this time.

By the 1970's the home was again privately owned and expanded to include the two side wings, providing a great room and a guest suite on the first floor, as well as two additional porches along the back colonnade.

Subsequent owners opened a bed & breakfast after transforming the second floor into two master suites.

The current residents have lived here since the turn of the 21st century, adding a separate two-story studio and office building, for a commute across the back porch.

Bellefonte – Provenance

A number of items of historic significance have survived the centuries, and convey with the property:

- An 1866 survey map of Maj. John Harman's estate, by the firm of Jedediah Hotchkiss, which shows the current property within the full 560 acres at that time.
- Extensive sets of blueprints, including floorplans and elevations, for the 1946 and 1978 additions and improvements which show the evolution of the house.
- A painting of the house, prior to the 1978 additions, done by owner-architect Cynthia Flinton, hanging in the living room.
- A copy of the 2008 illustrated book, *Historic Houses of Staunton, Virginia*, along with the original pen & ink drawing of Bellefonte by local artist Joe Nutt.

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