

# FOR SALE

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294 FRESHWATER COVE LANE  
LOVINGSTON, VA 22949



TURN-KEY BUSINESS INVESTMENT OPPORTUNITY  
TIMELESS ESCAPE IN LOVINGSTON, VA

**CENTURY 21**  
**COMMERCIAL**<sup>®</sup>  
New Millennium

LISTED AT  
**\$1,600,000**

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CREATING COMMERCIAL COMMUNITIES

# FOR SALE

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## 294 Freshwater Cove Lane Lovington, VA 22949

### A RARE OPPORTUNITY TO OWN A HISTORIC ESTATE & THRIVING BUSINESS

Nestled on 36 breathtaking acres in the scenic heart of Virginia, Red Hill Bed and Breakfast is a stunning colonial estate that seamlessly blends historic charm with modern luxury. Originally built in 1835, this captivating home was beautifully renovated in 2021, ensuring timeless elegance with contemporary comforts. Offering approximately 3,340 square feet of refined living space, this enchanting property boasts oak hardwood floors, a gourmet commercial kitchen, and new double-pane windows with custom blinds. Each exquisitely appointed room features updated bathrooms adorned with curated artwork and antique furnishings, many of which are negotiable to convey with the sale.

Beyond its residential grandeur, Red Hill presents an exceptional turnkey business opportunity, complete with an updated commercial septic system to support its thriving operations. The charming 900-square-foot cottage, equipped with a full kitchen and bath, offers additional guest accommodations or a private retreat.

For those with a passion for the countryside, the estate provides functional farmland ideal for horses and farm animals, surrounded by rolling hills, edible landscaping, and a picturesque perennial creek that defines the property's boundary. A scenic walking trail invites guests to explore the natural beauty of this tranquil setting.

Adding to its unique appeal, a spacious 2,280-square-foot prefab modular home, newly established in 2023, sits on a permanent foundation. This contemporary residence features four bedrooms, 2.5 baths, a large open-concept kitchen, dual heating units, and a sprawling back deck—perfect for enjoying breathtaking mountain views. The master suite is a true retreat, complete with a walk-in shower with grab bars, double vanity sinks, and ample closet space. An outdoor shed offers additional storage, while the home benefits from its own well and septic system.

Located just 30 miles from Charlottesville and Lynchburg, Red Hill Bed and Breakfast is perfectly positioned to attract guests year-round. The region is known for its outdoor adventures and cultural experiences, including hiking trails, orchards, ski resorts, wineries, seasonal festivals, the Blue Ridge Tunnel, Crabtree Falls, Walton's Mountain Museum, and the Virginia Distillery Co. Whether guests seek relaxation, adventure, or a romantic getaway, this property offers an unforgettable escape.

With its rich history, luxurious amenities, and successful business model, Red Hill Bed and Breakfast is more than just a home—it's a lifestyle. Imagine hosting weddings, private dinners, corporate retreats, and events under the expansive Virginia sky, with the backdrop of rolling mountains and starry nights. This is your opportunity to own a piece of history, generate income, and embrace the tranquility of country living—all in one extraordinary estate.



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## DEMOGRAPHICS

	2 miles	5 miles	10 miles
2020 Population	427	3,317	9,691
2024 Population	400	3,079	9,559
2029 Population Projection	388	2,977	9,488
Annual Growth 2020-2024	-1.60%	-1.80%	-0.30%
Annual Growth 2024-2029	-0.60%	-0.70%	-0.10%
Median Age	49.7	49.1	48.8
Bachelor's Degree or Higher	24%	20%	20%
U.S. Armed Forces	-	-	-

PRICE/SF  
\$393.51

SQFT  
4,066

CONDITION  
EXCELLENT

AC LOT  
37a

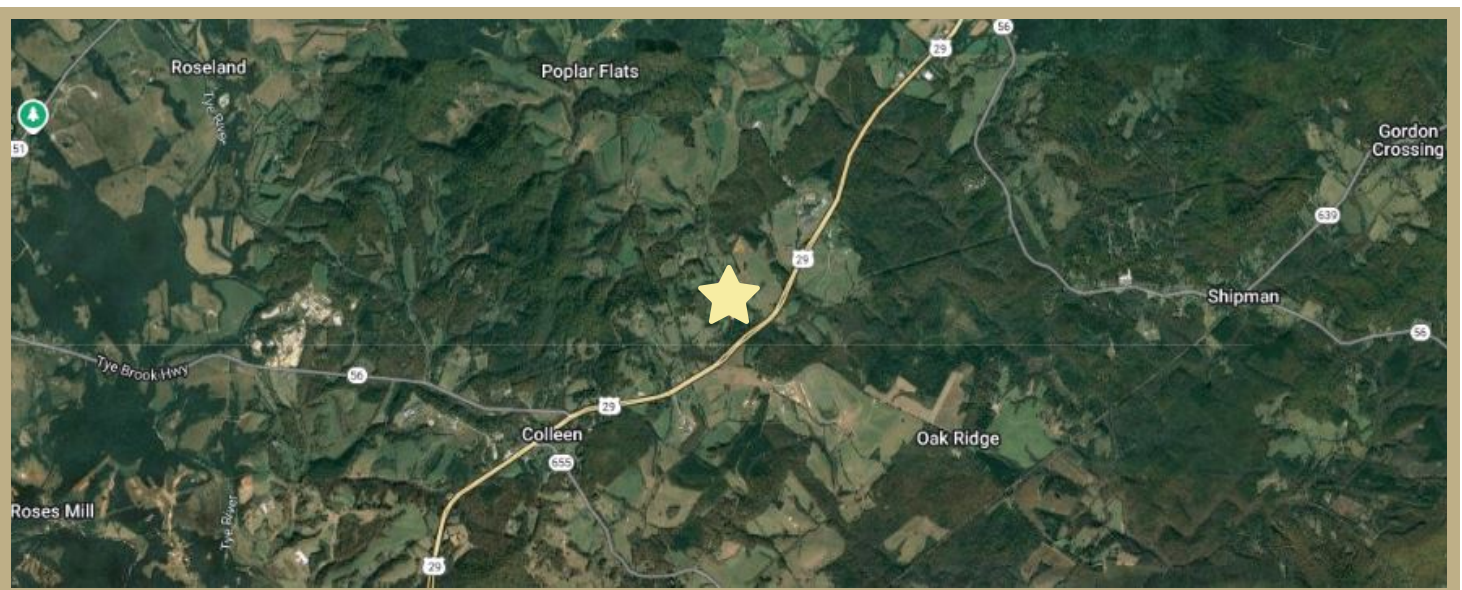
YEAR BUILT  
1835

RENOVATED  
2021

## TRAFFIC

Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
Oak Ridge Rd	Diggs Mountain Rd SW	1,112	2022	0.65 mi
Thomas Nelson Hwy	Drumheller Orchard Lr	16,690	2022	0.68 mi
Thomas Nelson Highway	Drumheller Orchard Lr	17,100	2022	0.68 mi
Not Available	Not Available No	316	2020	0.72 mi
State Route 653	Diggs Mountain Rd W	1,107	2022	0.87 mi
Tye Brook Hwy	Cabell Mountain Ln W	1,346	2022	1.44 mi
Thomas Nelson Hwy	Stage Rd SW	14,671	2022	1.50 mi
Colleen Rd	Stage Rd SE	730	2022	1.85 mi
Arrington Rd	Running Cedar Ln SE	931	2022	1.88 mi
Arrington Road	Running Cedar Ln W	876	2022	1.91 mi

## MAP



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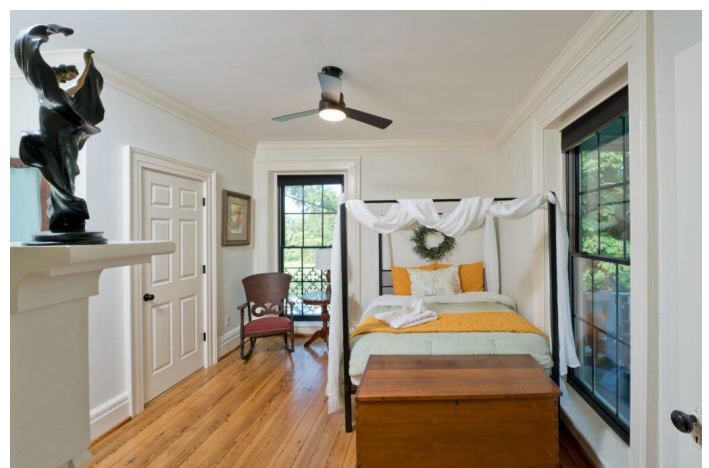
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**CENTURY 21** COMMERCIAL®  
New Millennium



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