



Bolinvar

Bolinvar is exquisite stone Georgian manor home centrally located on 327 rolling, pastoral acres just to the south of Middleburg. It is set among some of the loveliest estates and horse properties in Virginia and is not too distant from the famous Foxcroft School. The manor enjoys a serene, secluded setting and offers magnificent views of the contemplative Bull Run Mountains. It is the crown jewel of the Northern Piedmont hunt country, and is considered one of the finest examples of traditional Virginia architecture and construction in the state.

Bolinvar's living areas encom-



pass four levels of exquisitely designed and detailed spaces. The elegant entrance hall showcases a graceful curved stairway leading to the upper levels. Through the archway directly ahead and to the left is the formal living room with its impressive marble fireplace and ornately carved mantelpiece. The dining room to the right features heart of pine paneling, detailed moldings and lovely bay windows overlooking the grounds and the mountains.

From the dining room, one accesses the butler's pantry, which has its own refrigerator, warming oven, dishwasher, stainless steel countertops, and



Library

Sunroom



extensive cabinetry. The pantry leads into a top-quality kitchen with limestone floors and granite counters. A butler's pantry facilitates entertaining, while the cozy breakfast area with a fireplace invites

quiet meals.

Additional private spaces include a family room, an office, a handsome library lined with pine-paneled walls and

bookcases, and a sun/sitting room with brick floors, a wet bar with granite countertop, a large stone fireplace, and striking views of the gardens, pond and woods.

The centerpiece of the lower level is the den whose principle feature is a massive open stone hearth. The Mexican tile floor and exposed beam ceiling, windows seats, wood cabinetry, and a hunt scene mural add a touch of warmth. Steps lead down from the den to a full tap room, complete with wood-paneled walls, a built-in bench, and wet bar.

On the way to the second level, one is greeted by a stunning Palladian window. Double doors lead to the master suite, with a tray vaulted ceiling, a slate fireplace, built-in cabinetry, and a linen closet. French doors open to a wood-floored balcony with extensive colorful paintings, overlooking the garden. His-and-her dressing rooms, each with a walk-in closet, mirror each other. The baths each boast marble counters, heated towel racks, phone, Jacuzzi tub and shower.

The second floor also has a guestroom suite with its own fireplace. Three additional bedrooms offer comfortable accommodations for family and guests, and multiple cedar and linen closets are off the hallway. The third floor is a haven for children: fully carpeted with four built-in bunk beds, dormered windows, and a playroom with muraled walls depicting scenes of Washington, DC, the beach, and the mountains.

Spacious grounds and an outstanding 11-stall stable mark Bolinvar as very distinctive. The stable has cobblestone aisles, a wormy oak-paneled office and tack room, and a courtyard somewhat reminiscent of the fabulous facility at Paul Mellon's Rokeby Stables. The stalls are fully matted with oak walls, doors front and back, and individual drops from the



Stable

Garden





Tack Room

hayloft. There is a feed room, full laundry, and a grooming/wash area with ingenious built-in blanket closets, where blankets can hang to dry with heat lamps. The barn is further enhanced by one-bedroom and two-bedroom apartments suitable for staff and/or guests.

The grounds incorporate four ponds, riding trails and another old-fashioned courtyard barn, which offers 22 additional matted stalls, a loft, feed room, wash stall, and a large tack room with fireplace. There is also an additional a guest house. With a flagstone front porch, wood floors, a stone fireplace with hewn-wood mantel and a screened-in porch, the three-bedroom, 2 full-bath cottage is a treasure in itself.

The front entrance to Bolinvar is framed with maple trees and established gardens. The back of Bolinvar has picturesque terraced gardens with mature plantings of trees, shrubs and flowers. Sitting on the flagstone terrace, one can gaze over the pool and sweeping lawn to Goose Creek. Scattered amongst the wooded area on the property and in the large paddocks are var-

ious well-built natural jumps, making horse training a pleasure.

The property is being sold in three different ways. \$11,750,000 will fetch all of the facilities, the main house, and 100 acres. \$5,950,000 buys the remaining 227 acres (at \$26,211 per acre), known as Patton House Farm. And \$16,750,000 buys all of Bolinvar. For more information and a stunningly beautiful brochure, call William T. Semple, Frank Hardy, Inc. at 540-364-4823.