

FOR SALE

\$749,000



13569 Wyatts Way, Bedford, VA 24523

50 Acre Retreat w/ Home, Apartments, Shop, & Lake

Property Information

- The possibilities are endless! Great for private estate, VRBO, home/work, extended family, events (weddings, parties, retreats), or weekend retreat
- Main home offers 2,545 sq.ft., 3 bedrooms, 2 full baths with great outdoor spaces overlooking lake including deck and large patio (hot tub ready)
- (2) 700 sq.ft. 1BR apartments for extended family or rental income
- Historic, pre-civil war cabin can be renovated for additional living, storage, or entertainment space
- 4,100 sq.ft. shop is heated and cooled and offers an office, (2) baths, outdoor shower, 200amp electric, (6) drive-in doors, up to 13'7" joist height, and high speed internet
- Beautiful 3.5 acre stocked lake with dock featuring water & electric
- Majority of 50 acres is nicely wooded with a mix of mature pine and hardwood. Trails throughout with abundant birds and wildlife
- Convenient to Lynchburg and Roanoke
- 20min from Smith Mountain Lake (Hales Ford or State Park)

Directions

- From Bedford, Rt.43S 12mi. Cont. on Rt.24E 1/4mi on right.
- From Lynchburg, US-460W to L on 811 at Sheetz. 5mi to R on 24W. 5mi on left.



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