

PREMIER AUCTION

Friday, Sept.20, 2024 at 12:30PM
at the Lovington Winery
885 Freshwater Cove Ln
Lovington, VA

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com

Harmony Hill Bed & Breakfast Wonderful Business Opportunity or Amazing Private Residence

Property Location:
929 Wilson Hill Rd,
Lovington, VA



VAAF501

101 Annjo Court, Forest, VA 24551
[TRFAuctions.com](https://www.trfauctions.com) | 434.847.7741



Nelson County, VA

Premier Auction

Friday, Sept.20, 2024 at 12:30PM
at Lovington Winery, 885 Freshwater
Cove Ln, Lovington, VA

FULLY FURNISHED!!!

Attn Agents: 2% Commission Avail.



Income Producing Property or Your Own Private Oasis! **CHARMING BED & BREAKFAST**

Harmony Hill B&B, 929 Wilson Hill Rd, Lovington, VA

Well-established B&B boasting a 5-star Tripadvisor rating with 444 reviews and a 4.9-star Google rating with 120 reviews. Harmony Hill is a tranquil escape nestled on 4.28 secluded acres in the heart of Nelson County among the region's most exciting attractions.

PROPERTY HIGHLIGHTS

- Well-appointed log home operating as a bed & breakfast
 - 5,600+ finished sq.ft. built in 1996
 - 8 bedrooms, 8 en-suite bathrooms, and office
 - 6 themed and fully furnished guest suites
 - Basement is finished as an owner's suite w/ 2BR, 2BA
 - Home systems are designed to be efficient and ensure uninterrupted enjoyment of guests and owners
 - Geothermal heat pump
 - Whole home Generac generator
 - (2) wells and a 300 gallon water cistern
 - (2) on-demand gas hot water heaters
 - Gas and electric fireplaces throughout
- 4.28 private acres (Nelson County tax parcel 76-13-1)
- Wonderful outdoor space with beautiful yard surrounded by mature trees for privacy, spacious deck, fire pits, rocking chair porch, Koi Pond w/ fountain, creek, gazebo, swing, hammocks, flower and vegetable gardens, and scenic tree-lined drive

• B&B is offered fully furnished for continued operation!



4.28 Secluded Acres

LOCATION

- Minutes from Lovington • 30min from Wintergreen Resort
- 30min north of Lynchburg • 40min south of Charlottesville
- Short drive to 40+ wineries in the area that make up the Monticello American Viticultural Area named Wine Enthusiast's 2023 Wine Region of the Year (monticellowinetrail.com)
- On several craft beverage trails incl. Nelson 151, Nelson 29, Brew Ridge Trail, and the Virginia Sprits Trail
- Local farms and orchards abound (Blue Ridge Fruit Loop)
- Close to many outdoor recreation areas, hikes, trails, waterfalls, nature preserves, and more

DIRECTIONS TO PROPERTY

- **From Charlottesville:** US-29 South 39mi to LEFT on Wilson Hill Rd (Rt.665). 1mi to property on left.
- **From Lynchburg:** US-29 North 23mi to RIGHT on Wilson Hill Rd (Rt.665). 1mi to property on left.

AUCTION SITE

Lovington Winery, 885 Freshwater Cove Ln, Lovington, VA

PREVIEW DATES

- Thur, Sept.5, 3-5PM
- Sun, Sept.8, 2-4PM
- Sun, Sept.15, 2-4PM
- Thur, Sept.19, noon-2PM
- Operating business. Appt only outside of scheduled dates

TERMS SUMMARY: 5% buyer's premium. 10% deposit. Closing on or about 30 days. High bid subject to approval. Full terms available online.



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434.847.7741



Torrance, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597



Over 5,600 Finished Sq.Ft.



Spacious Wrap-Around Deck



Living Room / Common Area w/ Fireplace



Dining / Breakfast Bar



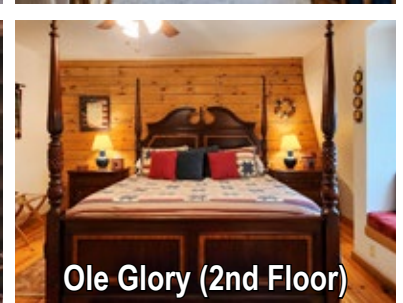
BR in Owners Suite



Mountain Trail (2nd Floor)



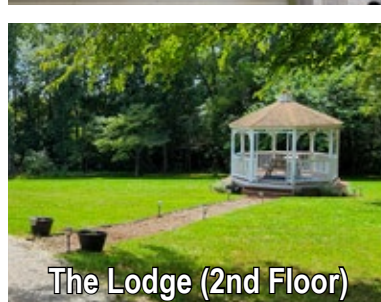
Kitchen



Ole Glory (2nd Floor)



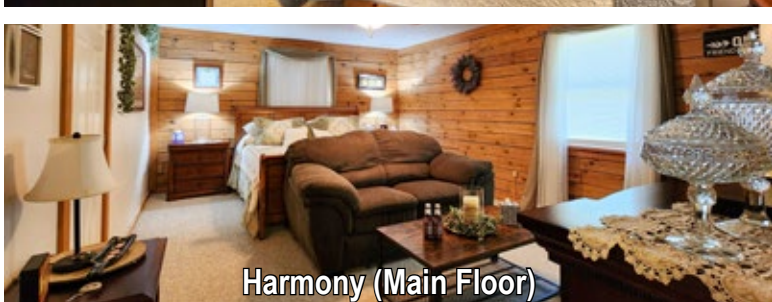
The Getaway (Main Floor)



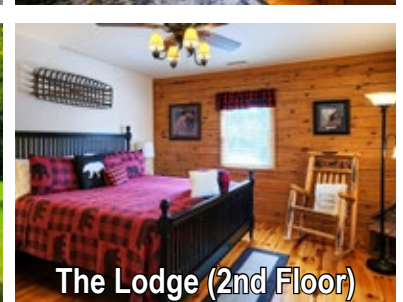
The Lodge (2nd Floor)



Blue Ridge (2nd Floor)



Harmony (Main Floor)



The Lodge (2nd Floor)

View our online photo album or attend an open house to see the details of this one-of-a-kind property!

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRF Auctions.com