



Ivy Farms Estate
Albemarle County, Virginia



Located but a stone's throw from the city, this remarkably private **80 acre** estate can be accessed from both Lambs Road and Ivy Farm Drive. The majestic main house of 4581 square feet was built in 1976 on a prominent plateau above Ivy Creek which traverses the property.



Entry to the home features a formal two story center hall foyer and grand staircase flanked on either side by spacious living and dining rooms of classic proportions. A comfortable library and family room are to the rear of the home and connect to the large but cozy eat-in kitchen with brick floor, warm wood cabinets and fireplace. There are three fireplaces in all with four bedrooms, three full and two half baths and attached two-car garage.





From the back of the home one can step onto the soapstone patio overlooking the in-ground pool and enjoy winter mountain views. The grounds are lovely with mature boxwoods, dogwoods and magnolias providing a shaded canopy. The land rolls gently and due to the driveway accessing opposite sides of the estate, a division could easily be contemplated, as there are eight development rights associated with the property. Much recent work has been done to the house and grounds to put everything in top condition. A rare opportunity to have so much land so close to Charlottesville and the University of Virginia, in such a private and peaceful a setting. Please contact The Land Office at 434-951-5102 or jbon@landofc.com.



Directions from Charlottesville: Hydraulic Road to a left on Lambs Rd. (beside Albemarle High school); road ends at property – 1705 Lambs Road.

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