

~ *"Bunbury" at Sabot Hill* ~

921 Barley Field Road, Manakin-Sabot, VA 23103



Represented by *Joyner Fine Properties*

Richard Bower @ 476-0010

See this "Featured Property" at www.RichardBower.com

Sabot Hill is an exceptionally planned, rural estate neighborhood of 10 to 20-acre parcels in Eastern Goochland, just minutes from shopping, schools, and interstate accesses. Surrounded by the peaceful sounds of nature and spectacular rolling countryside views, multiple bridle and walking trails crisscross the landscape. These are complemented by the bucolic 105-acre Dover Lake offering several venues for enjoying lakefront activities. The Summer House is able to accommodate up to 300 guests and has a pavilion, dock and bath facilities. The original Lake House has canoe racks and locker facilities, and it is able to accommodate up to 50 guests.

Overlooking this peaceful Dover Lake is *“Bunbury,”* a spectacular home which offers the finest in elegance, design, craftsmanship, and a Sabot Hill location fit for an English Country Home. Every detail has been attended to by the owners and many rooms are oriented to soak in the tranquil lake views. Its special features include a turret that houses the handsome curved staircase, an inspiring paneled library with a carved fireplace and walls of built-ins, elegant dining room with a stone fireplace, gourmet kitchen facilities with a bright morning room or informal dining, warm living spaces, an elevator and four ensuite bedrooms plus an exercise room upstairs. An unexpected walk-out finished lower level provides a finished garage (has separate air and heat system with high tec carbon monoxide detection system, recreation areas, wine cellar, safe room and generous storage. The charming guest house on the lower banks houses a living room with a stone fireplace, full bath, wet bar, and rocking chair porches designed to take full advantage of the exceptional water views. With fenced paddocks and a 4-stall stable, this is certainly an excellent example of a country estate living at its best! This very special place offers a rare opportunity to experience what it’s like to be surrounded by timeless English architecture as exemplified by Richmond’s own renowned English Country Homes “Agecroft” and the “Virginia House.”

Owner: Anne A. & Coleman W. Allen, Jr.
Legal: Dover Lake Sec Phase 2, 10.77 Ac, PB 18 177, DB 457 378 PCC 8 8 R/S
Year Built/Builder: 2005; architect was Dan Ensminger, builder was Jim Dunkum
Taxes: Per county records, 2020 taxes are \$12,915
Finished Sq. Footage: Per appraisal and plans, finished sqft is 7,561 plus an additional 1000+ finished and conditioned automobile storage and display area.
Schools: Randolph Elem, Goochland Middle, Goochland High
HOA: \$1,500/year – common area /road maintenance

Exterior Features

- Custom two-story brick home modeled on an English Country home
- Slate roof
- Full basement, two garage doors and parking spaces for 4 cars plus additional storage/parking areas; wine cellar, music room/office, powder room, mechanical rooms, and safe room/storage areas; extensive carbon monoxide ventilation and detection systems
- Circular driveway with access to the main-floor two-car garage with front and back pedestrian doors
- Expansive partially fenced back yard overlooks Dover Lake
- Separate Guest House overlooks the lake
- Mature landscaping and planting beds
- Fenced paddocks and a 3-stall stable (1,139 sq/ft)
- Multiple exterior porches and terraces with slate floors

Interior Features

- Custom circular staircase extends from the basement to the second floor
- Hardwood floors on the first floor
- Custom interior doors of differing widths and heights (modeled after true English Country homes)
- Transom windows with bronze window muntins
- Extensive and multi-member mouldings and trims throughout
- Upper bedroom hallway has a barrel vault ceiling; many rooms in the main house have vaulted ceilings or 9-10' ceiling heights



Mechanicals and Systems

- Elevator access from the basement to the second floor
- HVAC is a geo-thermal system; all rooms (except exercise room and the two guest bedrooms which share one) have separate thermostat. Guest house has its own geo-thermal system.
- Water treatment system
- Air filters and humidifiers
- One well; private septic system
- Two hot water heaters tied to the geothermal and electric systems
- The generator serves the residence, and guest house, the water pump with a pressure tank serving the main house, cottage and barn
- Propane serves two fireplaces and gas cooking



Main Level



Foyer 21'11 x 14'10
(irregular – window to closet hall, door to clock)

Front door entry; 23'6 vaulted ceiling; hardwood floor; access to staircase; second floor ceiling beams; Windsor arches over doorways; five-window bay window; to the cross hall to the dining room, to the living room, and to the library

Closet Hall – two storage closets – one for storage and one with access to the audio system in the library





Library 28'6 x 23'6

Hardwood floor; French doors open to a small covered front terrace; four windows with a window seat overlook the lake; opens to the living room (pocket door) and foyer; massive wood-burning fireplace with a slate surround, an elaborately carved mantle and a paneled chimney breast; built-ins flank the fireplace; built-in bookshelves and storage on all four walls; double window; ceiling beams with most unusual egg and dart moulding along the ceiling line; recessed art lights



Living Room 20'2 x 19'4

Hardwood floor; French doors to a covered rear terrace; stone wood-burning fireplace with raised hearth; built-in entertainment cabinet and matching built-in cabinet housing a wet bar and bar storage; recessed shelving; stained ceiling beams; Windsor arches in opening to the kitchen with custom pocket doors; arched doorway to the library; to the "closet hall" with two closets

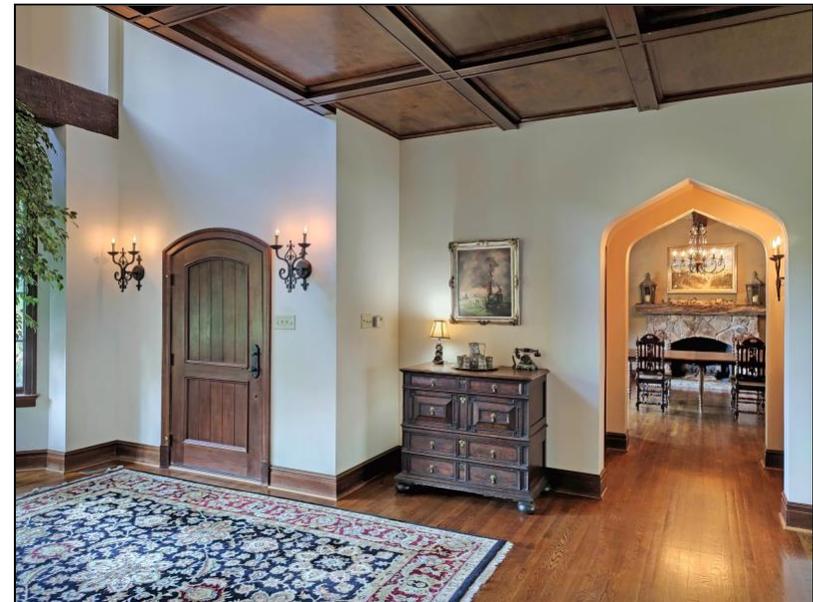
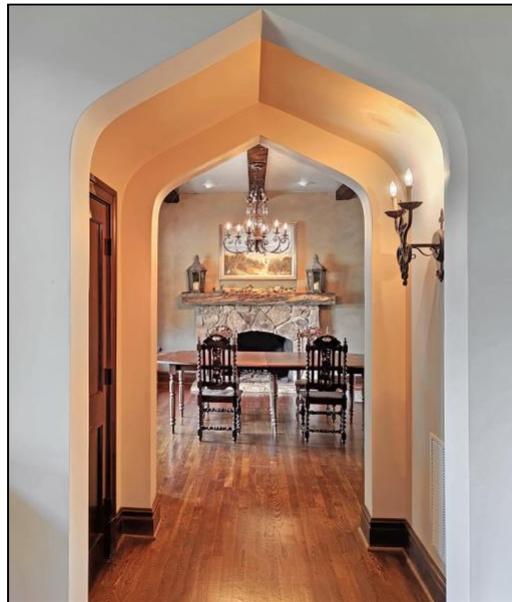
Dining Room 17'11 x 15'11 (not including the walk-out bay window)

Hardwood floor; Windsor arches to the kitchen and cross hall to the foyer; stone fireplace with stone hearth and surround and a rustic beamed mantle; beamed ceiling; art lights



Powder Room –
Located in the Cross
Hall between the Dining
Room and Foyer

Hardwood floor;
pedestal sink



Kitchen 17'11 x 17'2

Overlooks the Informal Dining area; cherry cabinets; tile floor; granite tops; recessed lights; pantry closet; broom closet; raised gas log fireplace with brick surround with Windsor arch; doorways to the back hall (pocket door to the utility area), dining room, and living room; two islands – one with the main sink and breakfast bar, the second has a prep sink and breakfast bar; appliances include a Viking 6-burner gas cooktop, a built-in GE Profile oven and microwave, an exhaust fan and dishwasher

Informal Dining / Family Room 18'3 x 17'10

Four sets of French doors – one to the back covered terrace off the living room, one to the screened porch, two to the yard overlooking the lake; triple window with transom overlooks the yard and lake; beamed ceiling; recessed lights



Screened Porch 20' x 9'
Opens to the back hall and to the informal dining area; blue stone floor; v-groove ceiling; wired for ceiling fans



Back Hallway
Tile floor; doors to the garage and covered front terrace; to the front hallway with a powder room, double closet and utility room; to the rear hallway with a storage closet, spiral staircase, storage closet, and elevator

Powder Room – tile floor and cultured marble vanity with storage below

Laundry Room 17'2 x 10'3

Tile floor; built-in cabinets with folding counters and laundry sink; triple window with window seat and storage; laundry hookups



Two-car garage with a closet and two pedestrian doors

Second Level

Loft 16'4 x 14'10 with a 10' ceiling
Overlooks foyer; carpet; ceiling beams; wall sconces; display niche

Bedroom #2 22'10 x 18'2 (right rear)
Carpet; three windows with a window seat; triple window overlooks the lake views; private bathroom with granite vanity top, tub/shower with glass doors; storage under the eaves; double closet

Hall - barrel ceiling and two closets (one double and one single)

Bedroom #3 16'9 x 11'10 with 9' ceiling (front middle)
Carpet; triple window; double closet with attic access; triple window with a window seat; private bathroom with a tile floor; cultured marble vanity top; shower with glass door





Bedroom #4 16'10 x 11'10 (front left)

Carpet; triple window with window seat; walk-in closet; private bathroom with a cultured marble vanity top and a tub/shower with a glass door

Back Hall

Triple window; spiral stairs to downstairs back hall; elevator access

Exercise Room 19'6 x 12'11 (end of hall)

Carpet; ceiling fan; 2 double windows; under-eaves storage

Owners' Suite

Bedroom – 17'10 x 14'11 irregular with a vaulted ceiling

Carpet; arched bay with 2 single and 3 double windows, all with transoms and overlooking the lake; beamed ceiling

Closet Hall – Carpet with two walk-in closets with built-ins



Private Bathroom

Tile floor; two vanities with Windsor arch details and storage below; jetted tub under the triple window; separate toilet room; linen closet; shower with tile floor and glass doors



Basement Level

Hall – tile floor

Wine Storage 13'11 x 6'7

Brick walls; beamed ceiling; recessed lights; arched door

Music Room 25' x 14'4

Carpet; wired with 2 dedicated lines for the audio system

Safe Room

Unfinished; storage or security – constructed using many upgraded details for security

Powder Room

Window

Finished Garage Spaces

Four parking spaces (or recreation areas) with a door to the Hall; extensive carbon monoxide ventilation and detection system; separate alcove; additional parking or storage garage spaces with a door to the Hall

Mechanical Rooms

Elevator access; mechanical components including the geo-thermal mechanical equipment, water treatment system; air filter and humidifier



Guest House

Generator runs the entire house; sound system; wired for television, telephone and internet; security system; separate geo-thermal system (HVAC); separate septic system

Covered Porches with tile floors; the side porch has a stone fireplace with a raised hearth

Living Room 18'4 x 19'4

Tile floor; stone fireplace with a raised hearth; stained ceiling and walls; 2 sets of French doors open to the porches; two windows; spiral staircase to the loft bedroom; wet bar with a granite top and storage below; to the back hall



Back Hall

To the full bathroom, mud/mechanical room, and storage closet

Bathroom

Vanity with a stone top and storage below; stained panel walls and ceiling; window; shower

Mud/Mechanical Room

Exterior door; mechanical equipment

Loft Bedroom

Overlooks the living room; windows



The information herein has been obtained from sources believed to be reliable, but not guaranteed.