

# *Historic Riverfront Estate*

**FOR SALE**



Warner Hall | 4750 Warner Hall Road | Gloucester, Virginia 23061



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# Warner Hall Overview

There's a reason George Washington's great-great-grandfather chose Warner Hall as the site for his Gloucester, Virginia river front homestead in 1642. Located along the banks of the Severn River with a quarter mile of shoreline, this 38-acre gem is one of the most historic and breathtakingly beautiful estates in the country. The property consists of a meticulously restored 16,210 sf Colonial Revival Manor House (circa 1670 - 1900), a charming 800 sf River Cottage with boat ramp and lift, a centuries old brick barn, and a 3,800 sf Carriage House; collectively 16 bedrooms, 16 full baths, and a commercial kitchen.

Three and half centuries of history and architectural significance define this exceptional property. Exquisite moldings, 10' ceilings, 14 fireplaces, heart pine floors, hand tiled bathrooms and unique fixtures are just a few of the details. A grand central staircase divides as it rises to the foyer above and sets the stage for the entrance to the elegant Manor House. Covered porches, terraces, patios and gardens set the backdrop for unsurpassed experiences.

Since opening in 2000, the Inn at Warner Hall has hosted hundreds of 5-star special events ranging from elegant wedding receptions and corporate events to intimate gatherings. It has been recognized as a top-rated, luxury full-service Inn with operational restaurant. Spacious entertainment and dining areas, commercial kitchen and the beautiful bluestone and brick patio and terrace provide an endless range of possibilities.

Warner Hall's location, approximately 21 miles from Newport News-Williamsburg International Airport (PHF); 50 miles from Norfolk International Airport; 60 miles from Richmond International Airport; approximately 3 hours from Washington D.C.; and 30 minutes from the heart of Colonial Williamsburg and the College of William & Mary, makes the property uniquely situated for success as a boutique hotel, special event venue, corporate retreat, full-service inn or an extraordinary estate home.





# Highlights

- ✧ 38-acre historic estate with a quarter mile of shoreline on the Severn River in Gloucester County, Virginia
- ✧ Colonial Revival Manor House with 13 bedrooms, 13 fireplaces, 12 full and 4 ½ baths
- ✧ Formal Dining Room, Drawing Room, Bar area, Commercial Kitchen, enclosed 68' x 13' River Porch
- ✧ 60' x 60' brick and bluestone Reception Patio
- ✧ Carriage House offers 3 bedrooms, 3 full and 2 ½ baths, two kitchens, gas fireplace and open floor plan
- ✧ River cottage with full kitchen and bath, pier, boat ramp and lift
- ✧ Offered with most Manor House furnishings, fixtures and amenities with the exception of some antique pieces and artwork
- ✧ Historic – National Register, Virginia Historic Landmarks Commission



Historic Gloucester Village, just 7 miles from Warner Hall, is home to boutiques, art galleries, restaurants, specialty stores, professional spaces, medical and government complexes. Thirty minutes from Colonial Williamsburg, the surrounding area offers multiple options for shopping, dining, golf, boating on the Chesapeake Bay, museums, amusement parks, historical attractions, breweries and wineries.



*Claim your place in history at Warner Hall*



# Manor House Gallery

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# *River Cottage & Carriage House Gallery*

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Just a short distance from the Manor House, enjoy fishing and crabbing from the pier complete with boat lift. Gather around the firepit and take in beautiful sunsets on the Severn River.



The former stables have been converted into a 3,800 square foot Carriage House featuring open living spaces with two kitchens, 3 bedrooms and 3 full baths.



# Aerial



DEMOGRAPHICS	3 MI	5 MI	7 MI
2019 POPULATION	1,472	11,919	26,577
2019 AVG HH INCOME	\$70,180	\$76,899	\$76,394
2019 TOTAL HH	636	4,761	10,576





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