

# ~Start Your Dream Estate Here!~



4387 Patterson Mill Rd, Bedford, VA 24523

**WEB: [PattersonMillFarm.com](http://PattersonMillFarm.com)**

- » **Beds: 3 | Baths: 1 Full**
- » Single Family | 2,019 ft<sup>2</sup> | Lot: 367.78 acres
- » Fantastic Peaks of Otter Views
- » Over 365 acres of Fully Fenced Pasture and Hardwood Forest
- » Bold Sheeps Creek and Headwaters of Otter River
- » Large Barn and Well-Built Farmhouse on Property
- » Available in 3 Different Acreage Configurations- See Description Below!

QR Code



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~Available in 3 acreage configurations~



Stunningly scenic Patterson Mill Farm offers dramatic views of Virginia's iconic Peaks of Otter from 367 +/- acres of lush rolling pasture, hardwood forest, bold stream, and trails – plus historic farmhouse, large barn, and fully fenced boundary with cross fencing and livestock water systems. Hilltop home sites offer privacy and views on this rare estate that encompasses panoramic valley with wooded hills on either side – all of this within the farm boundary with no other homes in sight. Enjoy pastoral setting only 12 minutes to downtown Bedford, 40 minutes to downtown Roanoke or Lynchburg, 30 minutes to Roanoke or Lynchburg shopping centers. Protected by a conservation easement that permits a wide range of rural uses including

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