


Cobham Park





Very rarely does an opportunity arise to acquire an estate that combines architectural elegance, natural beauty and a deep sense of history. Today that opportunity exists at Cobham Park.

Cobham Park originally was part of the Castle Hill land tract. In the 1850's The Honorable William Cabell Rives gave his second son, William Cabell Rives, Jr. 1000 acres. At the highest point of the land, Rives, Jr. built his summer home in 1856. Today, Cobham Park consists of 286 acres.

According to the National Register of Historic Places, Cobham Park was one of the first few Georgian Revival homes to have been constructed in the United States. While the architect is unknown, an English master carpenter, E. S. McSparren, built the flying spiral staircase and created most of the woodwork in the home today.

Early in the 20th century Cobham Park came into the G. Freeland Peter Family, of Tudor Place, Washington, D.C. as their country home. During the Peter ownership, the Olmsted Brothers Landscape Architects of Brookline, Massachusetts were commissioned to construct the formal gardens. Most of the original hardscape and the basic architectural design of the garden remain today, many of the garden plants have been replaced with more native and low-maintenance species.

Undertaking a major restoration between 2014 and 2018, the current owners have preserved the home with a significant amount of its original finishes still intact. In the manor house, all of the electrical, plumbing, heating and air conditioning were updated/added. Some wonderful discoveries were made during the renovation, such as uncovering the original cooking fireplace in the basement and removing the narrow-plank floorboards only to discover the original, well-preserved pine boards underneath.



A Private & Secure Estate of 286 Acres
in Keswick, Virginia



Welcome to Colham Park





Improvements to the Manor Home 2016-2018

- New well
- New slate roof
- New copper gutters & downspouts
- Complete excavation of exterior & waterproofing
- New brick pillars, steps & bluestone entrance
- Restoration of front & back porches & millwork
- Restoration/replacement of millwork on balcony
- New geothermal heating & air conditioning (4 zones)
- New plumbing & electrical systems
- All new bathrooms & kitchen
- Plasterwork was restored
- Removal of hardwood flooring to original wide planks (sanded, stained and refinished)
- New septic system
- All chimneys rebuilt/relined
- Installation of whole house generator
- Installation of propane tank for generator & stove
- Insulation





The kitchen is equipped with a custom Officine Gullo stove, Sub-Zero refrigerator & freezer, Miele steam oven & dishwasher. The island has a soapstone counter and the other counters are Calcutta Gold Marble.



The light-filled owners' suite with fireplace, luxury bathroom with fireplace & walk-in closet. The hallway closet houses a stackable washer & dryer and laundry sink.





Two en suite bedrooms on the second floor. Both have a fireplace.





The third floor offers two large bedrooms, full bath and sitting area.





The Pub includes the original cooking fireplace. The bar has a dishwasher, refrigerator, ice maker & keg refrigerator.



In addition to the Pub, the basement has a den, mudroom, full bathroom, laundry room, mechanicals room & storage room.





Heated, saltwater pool with automatic cover
A wonderful place to relax and watch the clouds float by.



The all-brick pool house, formerly the carriage house turned into a bomb shelter, was gutted and the roof repaired. A bathroom/laundry room, large recreational area, kitchenette, outdoor shower, HVAC, insulation, electrical, plumbing, blue stone patio and its own septic system were added during the renovation.





The Conservatory, adjacent to the manor home, makes a great office, guest cottage or Au Pair residence.



The spacious & charming Conservatory offers a bedroom, 2 bathrooms, a modern kitchen and wonderful spaces to unwind. The Conservatory, renovated in 2014-15, had its septic system replaced, all new kitchen & bathrooms installed,. The living room chimney was relined, new HVAC and propane tank were added and the cottage was repainted in 2023.





The lower level of the Conservatory offers a recreation/TV room, bathroom, the laundry room & mechanicals room. Each level has its own exterior entrance.

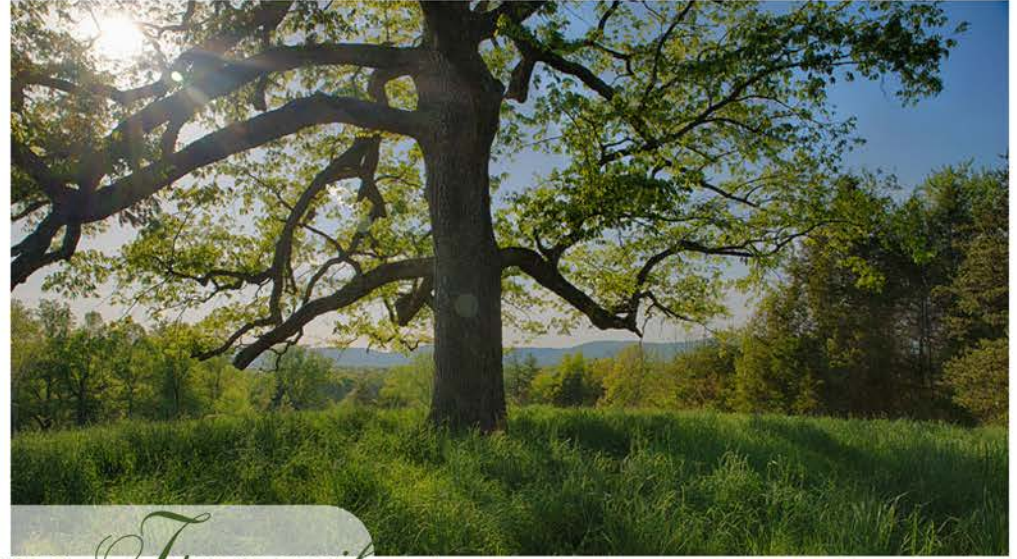




The farm buildings include a cattle working facility, hay barn, chicken coop, large workshop, equipment building & the original stable. The roof, siding, concrete floor in the workshop area, new windows & new electrical were added to the pole barn. Underground electric runs to most of the buildings.



The private spring-fed pond provides water for wildlife. The pastures have been recently fenced and cross-fenced with automatic waterers added through a program with the Thomas Jefferson Soil & Water Conservation District to protect waterways and keep the Chesapeake Bay clean. A new well for the waterers was added in addition to a generator to one of the cottages to ensure that the waterers function in case of a power outage.



Private Serene Tranquil





Property Details

Electricity: Dominion

All electric lines are underground

Geothermal Heat: Four Zones

Propane Tanks: Manor, Conservatory, Pool,
& Madison

Wells: Three

Septic Systems: Seven

Manor, Pool house, Conservatory, Jefferson,
Adams, Madison, Monroe Cottages

Internet: Brightspeed

Up to 940 mbps

Real Estate Taxes: \$34,123 (2023)

Farm: 15 pastures

Automatic Waterers

Lease: Annual \$6000/yr

In TJSWCD Program until Jan. 2029

Three tax map parcels

Albemarle: 66-28C (186.94 acres)

Albemarle: 66-28B (8.71 acres)

Zoned: Rural Area

Louisa: 19-25 (90.63 acres)

Zoned: A2

Entire property is not under a conservation easement



www.CobhamParkEstate.com

All information believed to be accurate but is not guaranteed.





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