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*36959 Charles Town Pike, Hillsboro, VA*



*Circa 1790*  
*Formally*  
*Known as*  
*The Catoctin House*



Hillsboro was 200 years old in 2002. The town was described by an early traveler as "a town made of stone, even to the pig sty's." And, if the date on the town's welcoming signs is correct -- "ca. 1752" -- 2002 also marks the 250th anniversary of Hillsboro's predecessor, a huddle of houses and a mill known as The Gap. [www.loudounhistory.org/history/hillsboro.htm](http://www.loudounhistory.org/history/hillsboro.htm)





## Lovingly Restored Historic Stone Quaker Residence Located in the Quaint Village of Hillsboro

Formally a B & B, known as “The Catoctin House” this home offers the warmth and charm of history with all the modern conveniences of today. Picturesque three acres with lush gardens, stone patio and deck on the Catoctin Creek. Custom built post and beam guest house is a delight and perfect for guest or as a home office. Garage with wood flooring is perfect as a workshop and is plumbed for a full bath. The main house has the original hardwood flooring, doors and deep silled windows. Beautiful center hall entry foyer with the original hardwood staircase, four spacious bedrooms with three full baths and one half bath.



Formal living room has the original stone fireplace which was used for cooking and stairs to the 4th bedroom. The traditional dining room has crown moulding and a stone wood burning fireplace. Updated country kitchen with an abundance of 42” cabinetry, pantry, hardwood woods, upgraded appliances and amazing views of the back yard. Breakfast area open to the kitchen with built-ins, hardwoods and beautiful views. Morning/sun room has French doors to the driveway and back yard.



The family room has a wall of built-ins, hardwoods, powder room, separate front entrance and back staircase to the upper level. The upper level features four generous sized bedrooms including a wonderful master bedroom suite with breathtaking views, hardwoods, private bath with deep silled window and dressing area with his and hers closets. Laundry room is conveniently located on the second level. The second bedroom has a private bath and the third bedroom has a stone fireplace with mantle and shares a hall bath with the fourth bedroom. Stairs lead to the floored attic, perfect for additional storage.

### *Additional Features:*

Impressive stone exterior has a metal roof complete with snow birds. New two zone air conditioning with heat pump and propane hot water baseboard heat.