

PRESENTING
MIMOSA FARM

A RARE HISTORIC RESIDENCE & EVENT VENUE



20031 OAKLAND FARM ROAD, CAPE CHARLES, VIRGINIA

MIMOSA FARM

DBA MIMOSA BARN



MIMOSA FARM, AN INCREDIBLY UNIQUE PROPERTY

Set on 17.5 acres along Eyrehall Creek, Mimosa Farm is a historic waterfront property offering a rare opportunity. Currently operating as an elegant wedding and event venue alongside a gorgeous, fully restored, historic private residence, the Mimosa Farm property, perched on Eyrehall Creek is as versatile as it is spectacular.

This is where historic Eastern Shore homestead meets sought-after 'luxury-rustic chic'— all less than five miles from the charming waterfront town of Cape Charles. Cape Charles has been hailed as "The Perfect Beach Town" by Southern Living, and Coastal Living has named it "Prettiest Beach Town in Virginia" and one of America's "Happiest Seaside Towns."

The historic, waterfront Mimosa Farm property is a gracious estate made up of a collection of elegant structures that range from the charming to the sublime: The historic residence (4,000± sf) built in 1850 which was fully restored in 2019/2020; a large new-construction three-bay garage/carriage house with second floor living suite; a historic barn, circa 1863 now operating as a 5-star rated event venue; and a historic corn crib outfitted as a catering prep area.

The care that was taken in restoring this estate, the striking landscape upon which it sits, and its place in Eastern Shore history have rendered Mimosa Farm even greater than the sum of its lovely parts.

TAKE A 360° VIRTUAL TOUR: www.MIMOSAFARMVA.COM

MIMOSA FARM

20031 OAKLAND FARM ROAD, CAPE CHARLES, VA

\$3,820,000.

THE HOME



3 BEDROOMS



3 FULL BATHS,
1 HALF BATHS



±4,000 SQ FT



- HISTORIC HOME C. 1850
- FULLY RESTORED IN 2019/2020
- 17.5 ACRES, with first right of refusal on adjoining 17-acre parcel
- EXTENSIVE WATERFRONT FOOTAGE on Eyrehall Creek
- LARGE OUTDOOR FIRE PIT
- NEW 3-BAY GARAGE/CARRIAGE HOUSE with SECOND FLOOR LIVING SUITE
- RV ELECTRIC POST NEXT TO GARAGE
- IRRIGATION SYSTEM
- 500 GALLON PROPANE TANK
- 125' DOCK WITH BOAT LIFT
- WHOLE HOUSE GENERATOR
- WHOLE HOUSE WATER FILTER & DE-HUMIDIFIER
- MAIN HOUSE SECURITY SYSTEM
- PARTIAL BASEMENT
- SCREENED PORCH with SECOND FLOOR DECK OVERHEAD
- HISTORIC PRESERVATION TAX CREDIT: 7 years remaining (2023-2030), approx. \$6,000/yr
- FLOOD ZONE A

SEE MORE ABOUT THE RESIDENCE, *next page*

THE HISTORIC BARN



1 BEDROOM



1 FULL BATH
1 HALF BATH

Plus dressing suite, lounge and kitchenette



2,808 SQ FT

- BUILT CIRCA 1863
- ESTABLISHED AS A 5-STAR RATED EVENT VENUE, 'MIMOSA BARN'
- SOUND SYSTEM, WITH INDOOR/OUTDOOR SPEAKERS
- PROFESSIONALLY MAINTAINED & MANICURED SPORT TURF BERMUDA LAWN
- HISTORIC CORN CRIB converted into CATERING PREP AREA

SEE MORE ABOUT THE BARN/VENUE, *page 10*

A CLOSER LOOK

AN EASTERN SHORE PROPERTY OF HISTORIC SIGNIFICANCE

Situated on Eyrehall Creek, off Cherrystone Inlet near the town of Cheriton, Virginia, is a historic farm called “Oakland”. The property was once a part of the 950-acre bayside plantation of Colonel Obedience Robins and is very close to the location of Northampton County’s first real settlement, a place known simply as, “The Towne”. Most of Oakland Farm still belongs to descendants of Augustus and Eliza Susan Roberts who began living there in 1866. The property containing the historic main house, along with about 17 additional acres, on the shore of Eyrehall Creek is now known as Mimosa Farm.

This land's recorded history dates to the early days of Virginia's Eastern Shore:

This historic property has been passed down from generation to generation since the middle of the 1600's, but has really only belonged to two families, Robins and Roberts. The location is historically significant because it was near the site of “The Towne”, one of the earliest settlements on the Eastern Shore. “The Towne” was situated about where the current Cherrystone Campground is located. Surrounding farms that we now call “Little Town Field”, “Huntington”, “Salt Grove” and “Oakland” comprised land owned by Colonel Obedience Robins, one of the foremost leaders of the early Eastern Shore community.

– Historian David Scott





THE PROPERTY & ACREAGE

Mimosa Farm sits directly across Eyrehall Creek from historic Eyre Hall. Eyre Hall is a plantation house located in Northampton, Virginia, close to Cheriton, and owned by the Eyre family since 1668. The property is one of the state's best preserved colonial homes with gardens that are among the oldest in the United States.

The home and additional historic structures that make up the Mimosa Farm estate are set on a lush peninsula among graceful trees, tasteful landscaping and peaceful waterfront views.

Approaching by Oakland Farm Road, flanked by acres and acres of scenic farmland left and right, Mimosa Farm sits just beyond the road's end, where a stately yet refined brick entrance signals your arrival. A sweeping circular drive leads you to the historic residence, carriage house and event barn set among mature trees, lush lawns, and graced with natural and formal gardens.

UNIQUE OPPORTUNITY:

This property, comprised of 17.5 acres, is offering a first right of refusal on the adjoining 17 acre parcel, which consists of lushly wooded land along the waterfront.



CARRIAGE HOUSE



THE RESIDENCE

THE ARCHITECTURE

The historic house, built in 1850 and fully restored in 2019 through 2020, is a 4,000 square foot triumph of preservation, and luxurious convenience. The three-story home, which is the original homeplace built on the property, reflects Eastern Shore farmhouse style at its best. With deep, graceful porches, a breezy second story porch, and soaring twin red brick chimneys, the home speaks of the time in which it was created—showcasing equal parts form and function.

With its well-proportioned bracketed cornices in the Italianate style, and a finely crafted gingerbread railing around the second story front porch, the farmhouse offers unexpectedly enchanting touches of both elegance and whimsy, much like the beloved Eastern Shore region in which it is set.

LUXURY, SIMPLICITY & STYLE

From its spacious main front porch, walk through the home's striking, clean-lined, custom made black and glass iron doors and enter a truly magnificent environment. Part showplace, part historic conservatory, and all 'wow,' the home lays itself out before you and invites you to slow down and relax.

Ceilings nearly 11 feet high, with finely crafted, decorative ceiling moulding soar above a breathtaking white and black carerra marble stone marquetry floor. Soaring windows with deep finely crafted sills and original reproduction millwork abound.

Lovely living and sitting rooms flank the main hall and boast lovingly restored original yellow pine wood plank floors, original 1850's brick fireplaces showcasing the contrasting styles of an historic Eastern Shore residence—with a humble reclaimed wood plank mantel in one sitting room and a historically accurate finely milled ornate original mantel in the formal dining room. All are fully restored for use.

The formal dining room is decorated with a historic scenic wallpaper—this one a subtly -hued refined nature scene that complements the home's tasteful interior.

The gourmet kitchen, nestled between the dining room and living room offers the most modern of conveniences and fabulous details. The floor is beautifully restored brick. White quartzite stone counters and backsplash, KitchenAid appliances, a hammered copper farmhouse sink and handsomely milled maple cabinetry are joined by large picture windows, letting in tons of natural light and showcasing incredible views of Eyrehall Creek's tranquil waters.

Accessed by elegantly sweeping restored staircases or elevator, the second and third floors hold a collection of elegant bedrooms, baths and study.

The master bedroom boasts a deep tray ceiling, original fireplace and glass door opening out to the gracious second story lanai overlooking the property and water. The master bath is as large as it is elegant, with cleanly modern freestanding tub, high gloss porcelain tile heated floors, and impressive tile and finishes.

Two additional finely appointed bedrooms have original fireplaces, restored rare white pine wood floors, and fine moulding and millwork.

The third floor offers a landing sitting area and bright, flexible office space. The home also has a partial basement.

Located off the back main hall is a mud room plus a half bath outfitted with Vintage Kohler artist edition fixtures. Set alongside the home is a new construction three bay carriage house style garage offering a second floor living suite, great room, kitchen, and dining area, bedroom with built in storage and a full bath, half bath, and laundry closet. A brick paver parking pad and walkway make accessing these quarters effortless.

An RV electric post next to the garage offers added opportunity and convenience.









THE OPPORTUNITY: A WORKING EVENT VENUE

THE HISTORIC BARN

Built in 1863, the historic barn on Mimosa Farm has been established as a five-star reviewed special event venue operating as ‘Mimosa Barn.’ Offering 2,808 square feet of space, it includes a finished first floor dressing suite with lounge and kitchenette area, bedroom, a full bath, half bath and spacious brick patio, steps from the waters edge. The barn is equipped with a sound system with both indoor and outdoor speakers.

The barn also offers a second story attic area partially framed for two suites, offering a additional potential.

Around the barn, is a professionally maintained lawn area, boasting golf course grade Patriot Bermuda grass.

Off the front of the barn, a concrete patio provides an extension of the barn space . This area can be tented and provide additional covered space. There are also spaces on the side lawn that can be tented for additional event

opportunities. The additional concrete pad could be a possible building site.

Currently, ‘Mimosa Barn’ advertises capacity of 300+ guests as its upper limit for comfortable management of parking and toilet facility service.

Near the barn, the property’s restored historic corn crib has been converted to a catering prep area, offering three stainless steel prep tables, a catering warming box, and a three-compartment sink.

Just beyond, the historic milking station has been set up to function as a scenic and welcoming fire pit and conversation area—just one of the many special memory points ‘Mimosa Barn’ provides its many guests.

ADDITIONAL VENUE DETAILS:

Concrete pad for portable toilets, parking with dedicated electric post. and water hookup. Electric generator hook-up and portable generator.



VIEW 360° VIRTUAL TOUR,
PHOTOS & MORE AT
www.MIMOSAFARMVA.com

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To learn more about the many features
and luxuries of this distinct residence,
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