

EFFINGHAM MANOR & WINERY

# Effingham Manor & Winery

14325 Trotters Ridge Place, Nokesville, VA 20181 · Prince William County

<b>PARCEL</b>	Approximately 12.8 acres	<b>MANOR</b>	Circa 1767, approx. 3,588 sq ft
<b>VINEYARD</b>	Approx. 0.6 acres, deer-fenced	<b>EVENT CAPACITY</b>	Up to 175 guests
<b>STATUS</b>	Registered historic landmark	<b>OFFERING</b>	Going concern; part of portfolio

## Overview

Set on approximately 12.8 picturesque acres in the rolling countryside of western Prince William County, Effingham Manor & Winery offers a rare opportunity to own one of Virginia's most historically significant and visually captivating winery estates. Combining centuries of history with a thriving hospitality business, the property blends heritage, elegance and modern functionality.

At the heart of the estate stands Effingham Manor, a beautifully preserved and restored historic residence dating to 1767. The three-story manor house encompasses approximately 3,588 square feet above grade, plus a substantial utility basement, and today serves as the property's principal tasting venue. It retains much of its original craftsmanship — including hand-sawn oak framing, original flooring and historic siding — while incorporating modern amenities such as electricity, plumbing, gas, heating and high-speed internet.

## History

Effingham Manor is recognized as a registered historic landmark by both the Commonwealth of Virginia and the United States. The estate traces its origins to the mid-18th century, when William Alexander — by tradition a great-grandson of John Alexander, the namesake of Alexandria, Virginia — established and named Effingham after the family's ancestral estate. A Daughters of the American Revolution plaque at the entrance records Alexander's service on the Prince William County Committee of Safety in 1774, as a lieutenant colonel of the county militia during the Revolutionary War, and as a justice.

According to local tradition, a sister of George Washington was married and later passed away at the manor, and the iconic tree gracing the front lawn is believed to have been planted by explorers Meriwether Lewis and William Clark. During renovations, artifacts including arrowheads, Revolutionary-era tools and a coin from the first United States minting in 1792 were discovered. Contributing historic structures include the manor house, blacksmith shop, smokehouse, stone-lined well, servant's cottage and a historic cemetery.

## The winery and event center

A dedicated winery and event center complements the manor, offering a tasting room, barrel room and covered outdoor patio. The venue accommodates up to 175 guests — the fire marshal capacity — with space for a dance floor and buffet, and hosts weddings, celebrations and private events throughout the year. Approximately 0.6 acres of established, deer-fenced vines grow on the estate, and the Effingham label, marked “Circa 1767,” anchors a retail operation of estate wines, local goods and gifts.

## The offering

Effingham Manor & Winery is offered as part of the Meriwether Vineyards Group, a going-concern sale in which the brands, inventory and equipment convey. Alcohol licensure is subject to application to the Virginia Alcoholic Beverage Control Authority by the purchaser. Site plans, floor plans and additional detail are available on request.