

THE FARM STORE AT PEARMUND CELLARS

The Farm Store

6188 Georgetown Road, Broad Run, VA 20137 · Fauquier County

PARCEL	5 acres	STRUCTURE	Historic Valley Green Farmhouse
ORIGINS	By tradition, circa 1743	PARLOUR ROOMS	Four, plus sun porch
DISTINCTION	Pours all three wineries	OFFERING	Going concern; part of portfolio

Overview

Located at the entrance to Pearmund Cellars, the Farm Store offers a uniquely welcoming and family-friendly experience unlike any other in Virginia wine country. Housed within the historic Valley Green Farmhouse — dating by tradition to circa 1743 and among the oldest residences in Fauquier County — the beautifully preserved property blends nearly three centuries of history with a warm, inviting atmosphere designed for guests of all ages. It sits on its own 5-acre parcel adjacent to the winery.

The farmhouse has been thoughtfully adapted into a charming gathering place where visitors can shop, sip and relax at their own pace. Importantly, the Farm Store provides families with a way to enjoy the property together while respecting the 21-and-over policy of the main winery tasting room.

A distinctive experience

What makes the Farm Store especially distinctive is that it is the only location where guests can purchase and enjoy wines from all three wineries in the group — Pearmund Cellars, Effingham Manor & Winery and Vint Hill Craft Winery — creating a tasting and retail experience that showcases the breadth of the portfolio.

The Farm Store offers far more than wine: a curated collection of Virginia-made goods, crafts and artisan products supporting local makers across the Commonwealth. Inside, the farmhouse features a sun porch, the Virginia Room and four character-filled upstairs parlour rooms — the Meriwether, the Harrison, the Browning and the 1743 Room — each overlooking the vineyard and ideal for small groups of up to ten.

The offering

The Farm Store 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.