

\$429,000 - 81 Leyland Farms Dr, Bumpass

MLS® #VALA2008904

\$429,000

3 Bedroom, 2.50 Bathroom, 1,477 sqft

Residential on 5.80 Acres

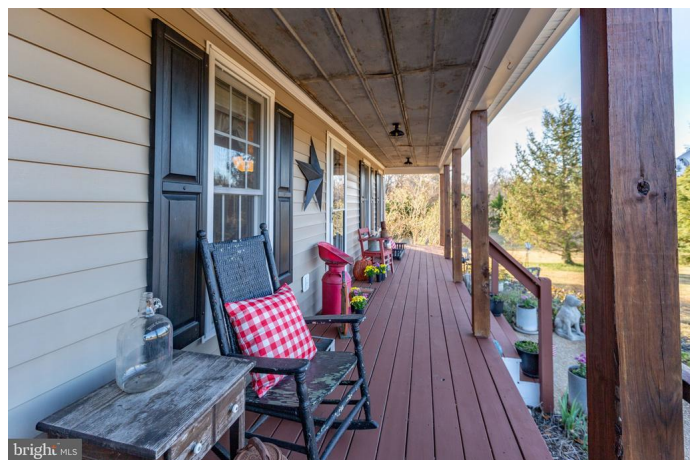
NONE AVAILABLE, Bumpass, VA

Discover the ultimate homestead opportunity backing to the Little River—a truly self-sufficient, operational mini-farm paired with an updated 3 bedroom, 2.5 bath Cape Cod featuring a wrap-around porch and a long list of recent upgrades!

This property is fully set up and ready for your animals and agricultural goals. The hard work is already done with four electric-fenced pig paddocks with a load-out area, plus infrastructure to raise rabbits, hens, chickens, quail, and more. Enjoy excellent grazing fields for chicken and rabbits or additional livestock. Property includes three storage sheds (two with metal roofs), multiple lean-to shelters, a main coop with a *run* in the fenced backyard, and a second coop and *run* in the side yard. A separate dog yard, dog door, and ramp to an exterior kennel make animal management simple & carefree.

Some equipment conveys, including a tractor with plow and mower deck, select hutches, and several animal tractors for pasture rotation. A solar system and battery bank help power chick brooders and the outdoor wood stove during outages. The home also features an exterior generator hook-up (needs an automatic transfer switch) for whole-home readiness.

Gardeners will appreciate the multiple garden areas and the impressive 10' x 35' polycarbonate greenhouse with temperature-controlled ventilation. A recently



built processing area with composite floors.
(Scalder and plucker do not convey)

Inside, the home features multiple heat sources including a zoned heat pump with central air, a large whole-home wood furnace that ducts hot air directly into the house, a ventless gas fireplace with an owned propane tank, and both electric and propane tankless water heaters. The kitchen was remodeled in 2020 with newer appliances. Beautiful hardwood floors run throughout most of the main level. A new 30-year roof was installed in 2024.

Outside, enjoy an established permaculture landscape offering blueberries, apples, persimmon, peaches, figs, paw-paw, raspberries, thornless blackberries, kiwis, grapes, service berries, golden currants, goji berries, comfrey, elderberries, multiple mulberry varieties, and black walnut trees!!
â€”your own private harvest at home!

A small trailer for dump runs also conveys. Take a short walk down to your very own stretch of the Little River and enjoy abundant wildlifeâ€”hawks, eagles, owls, deer, beaver, and river otter. The river also offers excellent fishing with bass, perch, bluegill, catfish, and chain pickerel.

This is a fully functional mini-farmâ€”bring your animals, or negotiate to keep the four pigs, rabbits, and laying hens already established for a seamless start.

Recent Updates:

â€¢ HVAC/heat pump (2017)

â€¢ Well pump & pressure tank (2020)

â€¢ Kitchen remodel, hardwood floors, half bath, and all toilets (2020)

â€¢ Tankless electric & propane water heaters (2020)

â€¢ Roof (2024)

If youâ€™re dreaming of self-sufficiency, livestock, gardening, and peaceful river accessâ€”this is your paradise!

Built in 1999

Essential Information

MLS® #	VALA2008904
Price	\$429,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	5.80
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Cape Cod, Colonial
Status	Active

Community Information

Address	81 Leyland Farms Dr
Subdivision	NONE AVAILABLE
City	Bumpass
County	LOUISA-VA
State	VA
Zip Code	23024

Amenities

View	Pasture
Is Waterfront	Yes
Waterfront	River

Interior

Appliances	Dryer - Electric, Dryer-front loading, Energy Star Appliances, Icemaker, Refrigerator, Range hood, Stove, Washer, Washer-front loading, Water
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	Heater - Tankless
Heating	Heat Pump(s), Wood Burn Stove
Cooling	Central A/C, Ceiling Fan(s), Heat Pump(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s)
# of Stories	1
Stories	1.5 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Flood Lights, Kennels, Outbuilding Apartment, Deck(s), Porch(es), Porch-wraparound, Board Fence, Electric Fence, Wood Fence
Lot Description	Cul-de-sac, Partly Wooded, Private
Windows	Screens, Vinyl Clad
Roof	Asphalt
Foundation	Crawl Space
Other Structures	Greenhouse, Shed

School Information

District	LOUISA COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	November 15th, 2025
Days on Market	3
Zoning	SEE PUBLIC RECORD

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty
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