

Glass House

A Virginia Winery and Vineyard



A boutique vineyard, winery, B&B and event venue in the heart of Virginia wine country...



About the Winery

Situated in the beautiful, rolling Virginia countryside just minutes west of Charlottesville, Glass House has it all---46+ acres with nearly 12 acres under vine in well selected varieties, a 5 acre lake, a well-planned, quality built winery and tasting room with an attached tropical conservatory bringing an exotic feel to the overall wine experience.

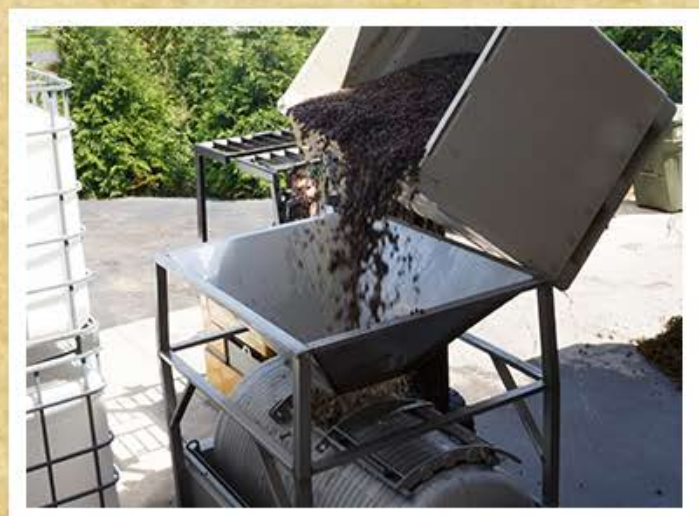








Making Wine!







The Bed & Breakfast at Glass House Winery





The Bed & Breakfast

In addition to the vineyard and the tasting room winery, Glass House has a well-appointed 4,500 square foot B&B with 6 bedrooms and ensuite bathrooms. Across the lake, there is a nearly 3,300 square foot owner's residence with recent remodeling and upgrades. This is unique property and a turnkey operation poised to take the next step!



About the Glass House Winery

Visitors to the tasting room and guests at the B&B frequently remark about the overall beauty of the grounds, the magnificent views of the Blue Ridge, nearby Great Buck Mountain and, of course, the relaxing lake views---all adding to the wonderful ambiance of the Glass House experience. And, the temperature controlled conservatory adds to a more level and consistent year-round visitor count by providing a comfortable, tropical greenhouse environment no matter the outside heat, cold or precipitation---something of a virtual, "outdoor space" even when mother nature isn't cooperating.

The 12 acre vineyard is planted with the following desirable varieties: Barbera, Chardonnay, Chambourcin, Cabernet Franc, Merlot, Norton, Pinot Gris, Petit Verdot, Traminette, and Viognier---the state grape of Virginia, and which produces one of the most popular and desirable white wines in today's market place.

These estate-grown wine grapes are processed entirely on-site in the 2,132 square foot winery, which is attached to the 918 square foot tasting room, 2,016 square foot conservatory. Annual production capacity of the winery is 3,200 cases, and actual production has averaged about 2,600 per year.

The production process includes the use of the Vino-Seal glass closure in place of traditional cork or synthetic stoppers. This glass closure is similar in appearance to a decorative decanter stopper, and provides an ideal, sterile seal ensuring the wine retains its purity of flavor and aroma and prevents contamination or oxidation commonly associated with the use of corks. It also provides longer aging potential for fine wines, and the bottles can be safely aged standing up. Restaurants consider this glass closure as highly desirable from the standpoint of presentation, ease of opening, aging quality, and storage flexibility---all of which would enhance the potential for restaurant distribution of Glass House wines.

The winery, tasting room, cellar and conservatory all operate with tremendous energy efficiency and cost savings provided by 27 tons of HVAC equipment that run off of a special geo-thermal system with the loop resting at the bottom of the lake. This system provides approximately a 50% electricity cost savings over a traditional HVAC system. Moreover, the winery operations room was placed underground (with a drive-out) to reduce HVAC needs for the cellar and to provide optimal 75% to 80% humidity which is ideal for storage of wine in barrels. And the conservatory/greenhouse was designed with state-of-the-art glass to optimize insulation and light, shade cloths, automated venting, and computer-controlled HVAC delivery. All of the foregoing energy-saving measures, along with the introduction of other sustainable "green" practices, have resulted in official certification by the Virginia DEQ as one of the few Virginia Green vineyards/wineries

Also, currently under construction is a 2,000 square foot cooled wine storage building with additional tasting room space and media room. All major equipment for the vineyard, winery and tasting room operation is included as part of the sale---a truly turn-key operation.

Over 15,000 visitors per year on average come to Glass House and enjoy the fine wines, the luxurious, hand-made artisan chocolates, cheeses and other nibbles well-paired to the wines. The proprietary chocolate making business will convey with the sale, and includes all equipment, packaging, licensing and, of course, a well-deserved stellar reputation for quality and for adding an exquisitely delicious dimension to the tasting experience at Glass House. Also, the Glass House wine club currently has over 400 members, and is continuing to grow year over year and overall visitor counts are expected to rise as two more wineries nearby are poised to open in the very near future bringing more wine lovers to the immediate area.

The B&B business is robust and growing as well, and is a tremendous asset that will contribute to the plans to place renewed emphasis on the special event business centered on weddings as well as corporate and personal group events such as book-clubs, birthdays, anniversaries, and the like. The core members of an entire wedding party could be accommodated overnight in the B&B. This special event potential could be greatly enhanced with the construction of an event pavilion on the beautiful knoll just above the owner residence which offers magnificent views of the lake, mountains and country side. Additionally, further development of the lakeside area could also enhance the growth of the special event venue revenue stream.

Yes, it's all here---significant acreage, views, lake, a well-established vineyard, winery and tasting room operation, current special events capabilities with excellent growth potential, a very well done and growing B&B operation, artisan chocolate production capability, and all within close proximity to Charlottesville and other wineries, dining and

What people are saying about Glass House Winery

“ My husband and I went to the Glass House with friends and had such a great time. The wine is fabulous and so is the ambiance. What a beautiful and exotic place it is to relax with friends while sipping great wine. ”

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“ We stayed for 2 nights for our anniversary. The house is lovely, the grounds are beautiful, the views are stunning and the innkeeper is top notch! This is the one Bed and Breakfast that you simply MUST try! ”

tripadvisor

“ The bed and breakfast and winery are both excellent. Peg and Joe are great hosts and a lot of fun to spend time with. Great spot for families with dogs looking to get away from the city for a few days. ”

yelp

“ This is a wonderful experience, from the hand made chocolates, expanded wine list to the tropical plants. Anyone wanting a unique experience in Jefferson's Virginia, needs to visit Glass House Winery. Where else can you enjoy a glass of wine while sitting in the tropics! ”

Google

“ Nice atmosphere, and people. The grounds are gorgeous to sit on the balcony and look out over and the food is pretty good. I didn't love the interior sitting area, it is kind of like a green house with a lot of large plants surrounding you and the band was very loud a little too warm for my taste. ”

Google

“ Glass House offers solid wines and a gorgeous location. You can sit down by the water or on the patios overlooking it. The glass house holds gorgeous plants. You MUST try the gourmet chocolates. ”

foursquare

“ We had a fantastic weekend stay at the Glass House B&B. Loved the decor, enjoyed the newly renovated bathroom in the suite and the innkeeper, Peggy, was amazing! She really made us feel at home. This was our first experience at a bed and breakfast and I can't wait to go back. ”

tripadvisor

“ Wow, words do not describe this winery. The views are breathtaking, the staff is friendly and the wine delicious. ”

yelp

“ Loved our trip to the glass house. It is an absolutely beautiful place, the weather was sunny and warm for December and people were lounging on the patio and the tropical house was full of wine lovers. Easy drive. I'll be back! Brought wine and candy home for gifts ”

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