



INTRODUCTION

Upper Weyanoke is a 100-acre private estate on the banks of the James River in Virginia and is available to families looking for an exceptional vacation home that offers an exclusive retreat in idyllic surroundings. Amenities include a private swimming pool, tennis court, canoeing on the river and plenty of space to simply enjoy nature. With its proximity to historic James River Plantations, Jamestown, Yorktown, Williamsburg and Richmond, Upper Weyanoke is also an ideal location for anyone interested in early American history and the Civil War. Upper Weyanoke is on the National Register of Historic Places.

Besides historical attractions, there are many other activities within easy driving. Water Country USA, and Busch Gardens are nearby and make excellent day trips with the children. In season, Colonial Downs provides a great time for horse racing fans, and there are several nearby golf courses. There are restaurants close by and antique shopping in Williamsburg.

SEASON AND RENTAL RATES:

We have three seasons for vacation renters: spring summer and fall. Nightly and weekly rentals are available in the spring and fall seasons. There is a 3-night minimum on nightly rentals. During the summer season we accept ONLY weekly rentals. There are no weekend or partial week rentals during that time. We are closed November 1 through March 31; however, Thanksgiving and Christmas Holidays are sometimes available and negotiated on a case-by-case basis.

2007 Calendar

Spring Season - May 5 to June 16, 2007

Summer Season - June 16 to September 8, 2007

Fall Season - September 8 to October 27, 2007

Weekly Rates:

Spring and Fall Seasons - \$3200

Summer Season \$3600

Nightly rates

Spring and Fall Seasons Only- 1-5 persons: \$400 and 6-10 persons: \$500

RESERVATIONS AND DEPOSITS:

Reservations are required and must be in writing. To begin the reservation process, please contact us to find out if the time you want is still available. We are also happy to answer any other questions you might have. If the dates you want are available and your group is within our minimum number, we will mail you a rental agreement. After you have looked it over and signed it we ask that you then return a signed copy with a 20% deposit. Your time is reserved only after we have received the signed copy and your deposit has cleared. The balance of the rental fee is due 45 days prior to your arrival. In addition, there is a security/damage deposit of \$200 required that is also due 45 days before your arrival. This will be returned within two weeks of your departure and may not be applied toward the balance of the rental fee.

ACCOMMODATIONS:

Although we can accommodate 12 people we recommend only 10 and suggest no more than two families at a time stay at Upper Weyanoke. This is based on the fact that two beds are full size and some folks don't wish to sleep two in a full size bed. However, talk with us about your needs and we can help you decide if the sleeping arrangement will work for you. A full description is below. A very rough layout of the rooms is available on our website.

There are two houses and both are situated on the river. One is the main dwelling and it has four bedrooms that can sleep 6-8. The master bedroom (12' x 15') is located in the north wing (on the right as you look at the house picture above) and has a queen size canopy bed that looks out on the river from a large picture window. Also located in that wing is a smaller bedroom (9.5' x 11.5') with a full size bed. They share a full bath. Two additional bedrooms (12' x 11') in the main house are located on the second floor of the garrison house and they share a small full bath. One has a full size bed, the other two twins. The kitchen in the basement of the main house has a gas stove, refrigerator, microwave, dishwasher and is fully equipped with plates, utensils and glasses as well as everything you need for cooking. Off the kitchen is the dining room and entrance to the sun porch. There is also a full size washer dryer located on the lower level near the kitchen. We will supply bed linens, but not towels.

The other house is the located by the pool and is a more modern structure with two bedrooms (13' x 16') that sleep a total of four. One bedroom has a queen size bed and the other has two twin beds. They share one and a half baths. This house also has its own kitchenette making it quite self-sufficient and private. The screened porch in front serves as the common area.

There is central air conditioning in the pool house and the north wing of the main house. The bedroom on the second floor of the garrison house could not accommodate ductwork, however window units make it very comfortable on summer nights.

AMENITIES and SPECIAL FEATURES:

Sun Porch

Located in the main house, this wing was added in the late 1940s and is to the left as you look at the house. Besides views of the river, this room is oriented to take advantage of sunrise and sunset and is a great gathering place. It has a small dining table that seats six. A ceiling fan keeps this area cool in the summer. There is a brick patio just outside, facing the river. A gas grill is located on the patio.

Swimming Pool

The in ground pool is located within 30 yards of the main house and overlooks the river. Dimensions are 20'x43'. There are floats, a diving board, and toys for the children. The pool is not heated and is only open from about May 15 - October 15. There are a number of lawn games (horseshoes, croquet) for your enjoyment, which are stored in the pool house. There is also a swing and child's gym set.

Tennis

The tennis court is located behind the pool house near the barn. We can supply basic equipment, but if you are serious players you will want to bring your own. The surface is made of a composite material (<http://www.sportcourt.com/home.html>) that is easy on old bones and provides a quick lively ball response. There is also a basketball hoop, which is adjustable for the younger Michael Jordans. We will supply a basketball.

Canoe

There is a canoe located in the boathouse near the main house. Life vests and paddles are provided. If you are interested in fishing we recommend bringing your own poles.

The River

We really can't take credit for this feature, but it does provide great views (especially sunsets). We don't recommend swimming because large rocks collect along the bottom of this section of the river making it hard on the feet. The water by the dock is fairly shallow so if you do venture in there is no diving. You can fish from our dock without a fishing license. Catfish are the most common catch.

Additional Amenities

There is a television with a satellite hookup that gets 60 plus stations and is located in the main house. You may also rent movies through the satellite company, but charges are your responsibility. There is a VCR and we have a fairly large collection of movies. In addition there is a local store to rent movies in nearby Providence Forge. There is a portable TV in the pool house that gets local stations and has a VCR built into it.

There is a hammock located off the sun porch at the main house. It has its own stand and can be moved to take advantage of the sun or shade.

RESTAURANTS:

Charles City Area

Indian Fields Tavern - Fine southern hospitality in a relaxed and refined setting
9220 John Tyler Memorial Highway
Charles City, Virginia 23030
(804) 829-5004, <http://www.indianfields.com/>

Colonial Williamsburg

Reservations for Colonial Williamsburg restaurants may be made at the Visitor Center Dining & Lodging Reservations Desk, or by calling 1-800-TAVERNS or (757) 229-2141.

King's Arms - On Duke of Gloucester Street, opposite Raleigh Tavern.
<http://www.colonialwilliamsburg.com/visit/diningExperience/kingsArms/>

Shields Tavern - On Duke of Gloucester Street near the Capitol.
<http://www.colonialwilliamsburg.com/visit/diningExperience/shields/>

Chownings - On Duke of Gloucester Street next to Market Square and the Courthouse
<http://www.colonialwilliamsburg.com/visit/diningExperience/chownings/>

Christiana Campbell's Tavern - On Waller Street near the Capitol
<http://www.colonialwilliamsburg.com/visit/diningExperience/christianaCampbells/>

Williamsburg

Williamsburg Inn Regency Room - At the Williamsburg Inn
<http://www.colonialwilliamsburg.com/visit/diningExperience/regencyDiningRoom/>

The Trellis - At Merchant Square
<http://www.thetrellis.com/>

Berret's Seafood Restaurant & Raw Bar - Very good seafood
199 S. Boundary St. in Merchants Square
(757) 253-1847

Here is a link to a larger list of local Williamsburg Restaurants and Bistros
<http://www.ontheline.com/restaurants/directory.html>

Richmond

Millie's Diner
2603 East Main Street
Richmond, VA 23223
(804) 643-5512, <http://www.milliesdiner.com/>

GETTING AROUND AND GROCERY SHOPPING:

Although you may not need it much, a car is pretty much a necessity during your stay. You will need it for grocery shopping and excursions. We encourage visitors who may be arriving by plane to rent a car while they are here.

Arriving with a few provisions (paper goods, milk, coffee) may make settling in easier on your first day. If you are coming via I-64 you will pass a Food Lion in Providence Forge and Haults Country store in Charles City. The latter is better for convenience shopping rather than stocking up, however Charles Haupt is an excellent butcher and has some fine meats.

Haults General Store - 5 miles
11911 John Tyler Memorial Hwy (Rt 5)
Charles City, VA 23030
804-829-2418

Food Lion - 14 miles
9030 Pocahontas Trail (Rt 60)
Providence Forge, VA 23140
804-966-9419

Ukrops - 21 miles (Closed Sun)
4660 Monticello Ave.
Williamsburg, VA 23188
757-564-0455

Farm Fresh - 27 miles
455 Merrimac Trail
Williamsburg, VA 23185
757-220-0852

PET POLICY:

We understand the fun of periodically going on vacation with the furry member of the family so pets are allowed at Upper Weyanoke. There is a cleaning fee of \$50 which is payable with the balance of the rental fee. Only well behaved dogs and cats are permitted.

In the event you need a vet during your stay the nearest one is in New Kent (about 20 miles)
New Kent Animal Hospital - Dr. Linda O'Brien 804 932-9170
2955 Pocahontas Trail, Quinton, VA 23144

DIRECTIONS: For the first part of this you will be following the route you probably used to get to us and going to Providence Forge. Follow Route 619 out to Route 5 and go left. After about a mile turn right onto Route 155 and go about 8 miles to Providence Forge. At the Providence Forge intersection turn left onto Route 60 and go for about 10 miles. The New Kent Animal Hospital is on the left. If you get to Bottoms Bridge you have passed it. I am not sure of their hours so please call.

NATURE STUFF:

Make no doubt about it. Upper Weyanoke is in the country. It's an excellent location for bird and nature watchers. We have an active deer population and there is the assortment of rabbit, fox and groundhogs. Canadian Geese congregate in our fields and nearby Kittewan Refuge, and wild turkeys make periodic appearances. We also encourage bats and while you may not see them, you may notice the houses we have built for them around barns. Our two special attractions are a Blue Heron and a pair of nesting Bald Eagles that have made Upper Weyanoke their home. Star watchers can also take advantage of the fact that we are miles away from the nearest city and have excellent views of the heavens.

The down side is that we also have some of the unwanted members of nature - bugs and snakes. These pests are mostly confined to black snakes (harmless), spiders and crickets. The later do venture into the house periodically. Flies are not much of a problem but we do occasionally get May Flies in late May or early June.

WHAT TO BRING:

We supply bed linens but no towels so you will need to bring bath and pool towels. Drying towels in time for the next family just got to be too much for us. As far as other things we should have most everything you will need. There are a few extra things you might consider bringing:

- Towels
- Tennis Racquets and Balls
- Golf Clubs
- Fishing Equipment
- Binoculars
- Kayak
- Bicycles

Frequently Asked Questions:

Q: What is the phone number and address?

A: The phone number and address are listed on the rental agreement. You are welcome to give these out to folks needing to be in touch with you while you are away. For security and privacy we do not provide these on the web site. Outgoing long distance calls must be charged to your home phone or a credit card.

Q: What does the Security Damage Deposit cover?

A: We do not charge for normal wear and tear. We expect the occasional dish or glass to be broken. The Security Damage deposit is for unusual breakage or damage.

Q: Do you allow smoking?

A: We do not allow smoking in any of the houses. We ask that smokers enjoy their cigarettes or cigars outdoors.

Q: Do you allow tents or campers?

A: We do not allow families to camp on the grounds as a way of increasing the numbers of guests. We only allow a maximum of 12 people to stay at Upper Weyanoke.

Q: Can I visit Upper Weyanoke before deciding to rent?

A: I am happy to show people the house and grounds if you will be in the area and it does not conflict with another guest. Please contact me to arrange a time.

Q: Do you have high-speed Internet access?

A: We do not have high-speed access. If you want to log in from your computer you will have to use a modem and connect via your service provider's 800 number

Q: What about long distance telephone charges?

A: The phone has a block on it, which does not allow long distance calls except with a pin. To make long distance call you will need to use an 800 number and a credit or calling card.

Q: Can I bring a boat?

A: We do not have a boat ramp at Upper Weyanoke but there are two near by. Directions for both are below. Small craft like canoes or kayaks can be dropped in at the riverbank.

Boat Landings near Upper Weyanoke

Chickahomony River

At intersection of Route 619 and Route 5 take a RIGHT and go 7.8 miles

At Wilcox Neck Road (Route 623) take a LEFT and go 3.9 miles

At Eagles Nest Road (Route 621) take a RIGHT and go 2.7 miles
At gravel road bear RIGHT and go 1.3 miles to boat landing

Travel South on Chickahomony until it meets James River and then head West. Upper Weyanoke will be on North side of James River.

James River - Jordon's Point (<http://www.jordanpoint.com/index.htm>)

At intersection of Route 619 and Route 5 take a LEFT and go about 9 miles
At Route 106 take a LEFT toward Hopewell and follow across James River bridge.
Jordon's Point Marina is just across the river on the LEFT

(From e-mail sent by them) We are letting people use our ramp now. When you first come into the marina, the grassy area on your left is the only place for parking right now. if that area is full then no one else is allowed to use the ramp. Also, ramp fee is \$8.00, paid upstairs in the building by the ramp. You might call them before going **(804) 458-3398**

Follow James River EAST and Upper Weyanoke will be on the North (LEFT) side of James about 20 minutes.