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2753 GYPSY CANYON ROAD

LOMPOC • CALIFORNIA



• OFFERED AT \$5,750,000 •



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Become a part of winemaking history, and learn the incredible story of Gypsy Canyon Winery. Nestled along the rolling hills of the prestigious Santa Rita Hills AVA, Gypsy Canyon Winery awaits a new proprietor who will honor its enduring legacy. Home to one of Santa Barbara County's earliest wine estates, this historic 127-acre vineyard property boasts three acres of the oldest fruit-bearing vines in Santa Barbara County – the cuttings of which were first planted in 1887 – in addition to five acres of Pinot Noir and plenty of acreage for vineyard expansion and additional crops.

The property includes an exquisitely restored 2-bedroom, 1-bath farmhouse with chef's kitchen and beadboard wainscoting; a detached one-bedroom casita; a remarkable finished "barn" perfectly designed for entertaining; and a saltwater pool/spa encompassed by elegant stone pavers. Unparalleled privacy and enchanting vistas of the Santa Rita Hills complete the excellence offered in this rare opportunity to own and steward one of the Valley's most treasured historic vineyards.

- ◆ 2 BED / 1 BATH FARMHOUSE
- ◆ 1 BED / 1 BATH CASITA
- ◆ LARGE BARN
- ◆ 127 +/- ACRES
- ◆ ZONE AGII, AGRICULTURAL PRESERVE
- ◆ VINEYARD: 8.5 ACRES TOTAL
- ◆ 5 ACRES OF PINOT NOIR
- ◆ 3 ACRES OF MISSION
- ◆ 0.50 ACRES OF MISSION FOR BRANDY PROJECT