



A Turnkey Start
in the Wine Business



LYTTON MANOR VINEYARD

Dry Creek Valley, Sonoma County
910 Lytton Springs Road, Healdsburg, CA 95448
www.lyttonmanorvineyard.com

Sonoma County Properties
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HEALDSBURG, CA

A TURNKEY START IN THE WINE BUSINESS | IDEAL LOCATION

Lytton Manor Vineyard is a private wine country estate just 10 minutes from Healdsburg's picturesque plaza. Set across two parcels, it features a multi-level ranch-style home with 3 bedrooms, 2.5 baths, an attached garage, and a whimsical tower. The residence is encircled by the Cabernet Sauvignon vineyard, planted in 2019. Panoramic views of vineyard through bay windows fill the living room, while the spacious dining room and large kitchen invite effortless entertaining. The master bedroom suite discreetly winds into the tower overlooking the vines, and a finished basement awaits conversion into a wine cellar. Two productive wells, an acre-foot irrigation pond, a free-standing barn, and a custom-built diesel generator ensure self-sufficiency. The all-electric house is set back with a driveway winding past apple, fig, and olive trees, and a separate drive leads to the vineyard.

MLS # 325086653

\$3,500,000

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Lytton Manor Vineyard offers convenience, comfort, and wine country luxury in an ideal location.

- 2,637-square-foot, multi-level home
- Open floor plan with western views of the vineyard
- 3 bedrooms, 2.5 bathrooms (or 2 bedrooms and office)
- Expansive front porch
- Attached garage with workshop and free-standing barn/garage
- 20.05 acres over two parcels
- 12.2 acres planted with Cabernet Sauvignon
- 2 plentiful wells
- 1 acre-foot irrigation pond
- 10 minutes from Healdsburg, 75 miles from San Francisco

