

WELCOME

ROADHAVEN I830



Your haven away from Home

355 Orchard Drive, Mount Jackson, Virginia 22842

Your Guide's Guide



Accommodations



Check In/Out



The Backyard



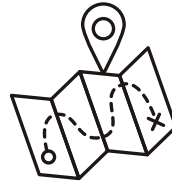
Wifi



History



Cottage Guide



Things to do



Sips & Snacks



Your Nearest



Emergency



Reviews



Until Next Time

Enjoy your stay!

355 Orchard Drive, Mount Jackson, Virginia 22842

Hi there!
I'm Olivia!
And that's Moe!



Welcome to Roadhaven!



I come from a long line of hosts; believers in hospitality, shared experiences, and the warmth of an open door. For eight years, I ran Olivia Rose Event Design, helping others bring their gatherings and visions to life. I found that it was time to invest my creativity into my own community and for the people that feed my soul. I currently serve as the Town Manager of Mount Jackson - this little quaint town you find yourself visiting! It brings me such joy to advocate for improved quality of life for those in this beautiful southern Shenandoah County town. If you'd like to chat all things local government - let me know! I'm full of recommendations!

Fast-forward to 2025, Roadhaven1830 becomes a reality - and home to my family. Your home should always be a haven and growing up, ours was 'ROAD' haven - representing the initials of my core people. 1830, of course, represents the age of the property. Our hope is that you feel like you've stepped out into the English countryside (with a few modern touches!).

While we're home to two guest cottages, and four suites, it is our backyard haven that offers the true experience. Within its bounds, we hope you'll find connection and conversation around the firepit, relaxation and reflection in the gardens, and an opportunity to connect with Mother Nature at every turn. We are so happy you are here 💕



540.390.1414



roadhaven1830@gmail.com



@Roadhaven1830

XoXo, Olivia

Our ACCOMMODATIONS

We are home to two cottages, Rose & Honeysuckle, each with a lower and upper suite. Our property can sleep up to 14 people as a whole, but we welcome folks for any width or length of stay!

Honeysuckle Cottage

THE ALEXANDER SUITE

Our one-bedroom loft boasts 350 sq ft., bright natural light, and a queen bed. We offer a twin pull-out sofa, allowing up to 3 to sleep comfortably. The Alexander is located on the upper level of the Honeysuckle Cottage.

THE DUDLEY SUITE

Our two-bedroom option for those traveling together. Up to 4 guests can stay in this lower-level suite within the Honeysuckle Cottage. Amenities include a private patio, kitchenette, and 550 sq. ft of relaxation. We offer a queen bed, and a trundle twin.



THE ELIZABETH SUITE

Our romantic Elizabeth Suite rests on the lower level of the Rose Cottage and includes a private patio, sweet floral wallpaper, and a breakfast nook. Ideal for two travelers.

THE RUBY SUITE

Our one-bedroom suite boasts 300 sq ft., a view overlooking our garden, and a queen bed. We offer a twin add-on allowing 3 to sleep comfortably. The Ruby Suite is located on the upper level of the Rose Cottage.

Rose Cottage



CHECK IN

CHECK-IN AFTER 3PM

When you arrive, please park in the guest parking and make your way to the main house. The cottages are located through a white gate to the right of the main house. We offer contactless entry with a coded key box! We are also typically on site if you'd like a welcome wagon. We understand everyone has their own preference!

While our address says 355 Orchard Drive, you actually reach the property by taking a left or right (depending on what direction you are coming from) onto Mill Creek Drive. Then take an immediate right onto the property. You should see the first sign as you approach Mill Creek Drive and the second sign is at the beginning of the driveway.



CHECK OUT

CHECK OUT BEFORE 11AM

We believe in making check-out EASY! In most cases, we have your direct email and will email your statement. There is a brief checklist below for when you say goodbye! THANK YOU for staying with us!

- ✓ Linens placed in the bathrooms.
- ✓ Close all doors and turn off all lights.
- ✓ Return keys to original place.
- ✓ Let us know if any damage occurred.
- ✓ Like us on Facebook & Instagram!
- ✓ Safe travels and come back soon!



Explore the BACKYARD



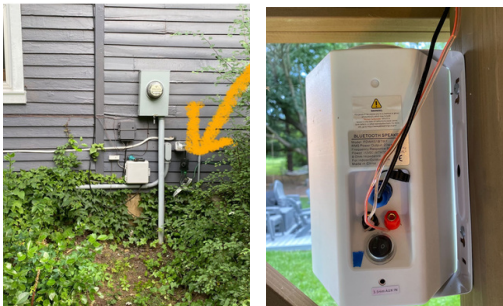
BACKYARD HAVEN

We want our backyard recreation area to be fun for the whole family. We have a ton of games such as a life size checkers and chess, tetherball, corn hole, ladder golf, Yardzee, Connect 4, tic-tac-toe, and even a giant stage to play charades! Please explore and play at your own risk.



FIRE PIT INSTRUCTIONS

The automatic lights go off 2 hours after sundown. The fire pit is easy to operate: Take off top lid, open side door, and turn on gas on the top of the tank knob. Give it about 30 seconds before turning the knob on the side. It will take a second or two to catch fire. When you are done, please turn off the side knob first, then TURN OFF the knob of the gas, and put the lid on.



BLUETOOTH SPEAKERS: LET'S JAM!

To turn ON the speakers, walk to the back of the house and locate the automatic timer, it will be set to 4 hrs, turn knob to say "ON", this gives power to the pavilion. Please turn back to 4 hours when done. The on/off button is at the back of the speaker, make sure the button is down towards blue tape. Once on, look at your Bluetooth and find "PYLE" the PW: 0000.



WIFI

is on the house!



WIFI NAME
RoadhavenI830



WIFI PASSWORD
StayAwhile

OUR HISTORY



THE ROOTS OF ROADHAVEN

Roadhaven1830 was originally known as the ‘Casper Bowman Home Farm’ and while we now sit atop 7 acres, the property was once several hundred acres and home to the largest dairy farm in the area. Prior to 1853, Levi Rinker would use a fulling mill dam to create felt, ruins of which still exist on site. By 1859, he had deeded the property to George Fitzmoyer who, in turn, willed it to his brother William. This led to William’s daughter, Rebecca Fitzmoyer Bowman, buying out her siblings to purchase the home (we love a little girl power). Upon her death in 1923, the estate was passed to Casper Bowman, her son, and longest proprietor, who lived here until his death in 1953.

In 1970, the home was purchased by Martin Flinn Tilley, a creative from California, who began its restoration. After Mr. Tilley, came the “Widow’s Kip”, Rosemary Kip, who had worked for the Sulgrave Club, a private women’s only club on D.C.’s Embassy Row (sensing the girl power theme, again!). In 1986, she converted the home into a Bed & Breakfast, complete with 10 modern bathrooms. The previous ‘hen house’ and ‘wash house’ were converted into the guest cottages we know and love today.

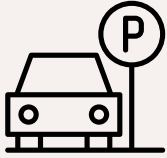
In 1991, Bob & Betty Luse saw the property listed in the New York Times. They kept the name ‘Widow Kip’s’ and remained for the next 29 years, calling Mount Jackson home. After losing Betty, Bob was ready to sell and so, in 2020, he passed the property to the Nossal family and it was dubbed the Family Farmhouse Inn. Until 2025, when it went through yet another (and ideally final) rebranding to become Roadhaven1830.



Today, Roadhaven1830 is owned by Olivia R. Hilton, who purchased the property for her family to cherish for years to come. Her parents, Rebeccah and David Hilton, will live in the expanded Dudley Suite and help her navigate event hosting, Victorian renovations, and boutique lodging!



Cottage GUIDE



PARKING

We offer on-site parking for our guests. You'll find a lower and upper parking area, and you may park on the grass next to the gravel if needed.



TEMPERATURE

Each suite has a wall unit air conditioner and oil-filled radiator for heat. Please note that the heater must have two feet of clearance. Hit the power button in the middle, then use the up and down arrows to achieve the desired temperature.



LOCATION

We are conveniently located 1/2 mile from downtown Mount Jackson. With convenience, comes a little noise. Due to our proximity to I-81, we have a lovely landscape buffer around the property and white noise machines, if needed.



QUIRKS

To keep your stay cozy, please avoid running the heater and microwave at the same time. If anything trips, just let us know—we'll take care of it!"



SMART TVS

The Smart TV in your room is turned on and off with the Vizio remote. You are able to sign in to your own Netflix, Hulu, Apple TV, & other 'smart' accounts. We currently do not offer cable connection at this time.



AMENITIES

Free Wifi, outdoor propane fire pit, swing set for the kiddos, and games for the whole family. Sleep in luxurious cotton bedding with allergy covers and wake up to coffee from the Keurig. With your own mini-fridge and microwave, you will feel right at home. Fishing poles are available for use.



TRASH

No need to worry about taking your trash - we will take care of you! Trashcans are inside each cottage and larger containers are located outside.

the not-so-fun stuff.



- Quiet Hours: 10pm to 8am.
- If you would like to host an event (i.e. wedding, graduation, shower), please speak with us.
- All room rates are based on double occupancy. Each additional person over the initial two guests will be \$15, children under 2 are free. A pack-n-play is available upon request.
- You may cancel 72 hours prior to your check-in time for a full refund.
- Smoking is restricted to outdoor areas, such as under the backyard pavilion. We charge guests a \$100 cleaning fee for smoking indoors.
- Pets are only allowed on a pre-approved, case by case basis.
- We ask that children under 10 be supervised outside. The playset is intended for those under 12 and has a weight limit of 200 lbs.
- Our property is universally accessible, but does not abide by ADA guidelines.
- We know that accidents happen, however, guests will be charged to replace damaged items.

As a Superhost, we aim to make your stay as comfortable as it can possibly be!
Our mission is to help our guests create beautiful memories here at Roadhaven!

Things TO DO Good Fun



SHENANDOAH CAVERNS

Discover Virginia's most beautiful and unique caverns. Marvel at the beautiful flowstone, stalagmites, stalactites, bacon formations and more! Shenandoah Caverns is the only caverns in Virginia with elevator access. All tours are personally led by knowledgeable guides who cover one mile, in about one hour, in a year-round 56-degree temperature.

AMERICAN CELEBRATION ON PARADE

American Celebration on Parade is one of America's most unique museums and offers an up-close experience with parade floats from famous national celebrations including Presidential Inaugural Parades, the Philadelphia Thanksgiving Day Parade and much more. It's a once-in-a-lifetime, family-friendly, up-close experience that's impossible to describe!

ROUTE 11 POTATO CHIP FACTORY

In 1992, they started with a tiny little cooker, a great recipe, a lot of energy, some good ole fashioned grit, with some twenty-something delusion thrown in for good measure. Now going on 25+ years, the factory is open to the public Mondays — Saturdays, 9am — 5pm. There are big windows in the retail store that allow you to see the entire process, a small gift shop, and chips available for purchase.



Things TO DO Great Outdoors



LIONS PARK

Lions Park, nestled at 326 Wunder Street, is the Town Park and is home to the Kid's Cove playground and zipline, basketball courts, walking trails (3 loops makes a mile), Town Pool, baseball fields, and picnic shelters.



REDBANKS PARK

The park (coming in 2026) will feature a variety of amenities, including: Easy pedestrian access to the river, a convenient canoe and kayak launch, scenic walking trails, ample parking for visitor, designated picnic areas, and interpretive signage to learn about the local ecology and history.



SEVEN BENDS STATE PARK

Seven Bends State Park is a day-use park located in Woodstock and provides public access to the Shenandoah River, features two hand-carry boat launches, picnic areas, vault restrooms, and 9 miles of hiking trails.



STRASBURG RIVERWALK

The gravel walkway, located along the Shenandoah River, offers beautiful views of the river and the face of the Massanutten Mountain Range called Signal Knob. The .9 mile walk ends at the local high school and three benches and three doggie clean-up stations are located along the walk.



MEANDER DOWNTOWN



MOUNT JACKSON MUSEUM

Offering an impressive collection of relics from Mount Jackson's days gone by, this museum is dedicated to the historic preservation of the local community. Exhibits include a Civil War Exhibit featuring items collected by the late D. Coiner Rosen, pottery from local folk artist Bill Landis, and wooden handicrafts from Bird Haven, a local community of wood turners in the early 1900s.



VETERANS MEMORIAL

Veterans Park is a place of honor, dedicated to the brave men and women who have served our country. Here, we express our gratitude for their sacrifices and commitment to protecting our freedoms. The park provides a peaceful space for reflection, a place to remember those who served, and a symbol of our community's deep respect for our veterans.



MAYORS PARK

Nestled in the heart of Mount Jackson, Mayors Park is a beloved community gathering spot. This charming park offers a tranquil escape from the hustle and bustle, featuring scenic walking paths, picnic spots under the shade of mature trees, open green space, and community events - check the Town's schedule for more!



COMMUNITY CENTER

This 25,000 sq.ft. space is now home to the Holtzman Community Center. Visit CREW online to see their daily drop-in classes and experiences. There is a state of the art theater, makers' space, event space, indoor gymnasium, learning lab, batting cages, & more!



UNION CHURCH

The stately Union Church, with its distinctive architecture, has long been a spiritual cornerstone of Mount Jackson. For generations, its doors have welcomed people of all faiths, providing a place for worship, fellowship, and community gatherings. Union Church represents the spirit of unity that binds us together. She was used as a hospital during the War between the States - as highlighted by the soldier graffiti lining the inside walls.

RETAIL THERAPY



THE 'NEST'

Mount Jackson's first incubator space for small businesses! Here you can find dozens of small businesses under one roof, within this 1,500 sqft retail space. Goodies include boutique clothing, home decor, candles, photography, & more! Anticipated opening: Spring 2026



VALLEY TRAIL BIKE & RUN

Whether you're looking for a mountain bike for Bryce Resort trails, a road bike for endurance rides, a gravel machine for adventure, an e-bike for an extra boost, or an easy-riding hybrid for cruising around town, campgrounds, or bike paths—Valley Trail Bike & Run has you covered.



SEARCH THRIFT SHOP

This downtown thrift shop features clothing, housewares, books, & more, supporting a group home for people with intellectual disabilities. Closed Sundays/Mondays.



HERO'S JOURNEY CARD SHOP

Jacktown's Premier Card & Game Shop. Discover their collection of trading cards, including Magic: The Gathering singles, Pokémon cards, & more. Check their weekly events calendar for Friday Night Magic, Pokémon League, D&D campaigns, and special tournaments!



COUNTRY ROAD ANTIQUES AND GIFTS

The Flea Market with class! 80 vendors in a unique setting. Come and browse the wide variety of collectibles. Monthly auctions on premises, outdoor vendors, food and ice cream! This is more than a Flea Market. Come and experience Country Road Gifts and Flea Market! Open Daily.



JON HENRY GENERAL STORE

This New Market store focuses on sourcing local, regional treats, gifts, and eats; just about everything like brooms, vintage license plates, jams & jellies, local honey, memorabilia, wooden toys, canned goods, snacks, candies, or gluten free flour fill the shelves. Open Daily.

MUST VISIT

A BRIDGE THROUGH TIME: MEEMS BOTTOM COVERED BRIDGE

Spanning the North Fork of the Shenandoah River, the iconic Meems Bottom Covered Bridge is more than just a crossing; it's a landmark that embodies the history and charm of Mount Jackson. This covered bridge, with its distinctive design and rustic appeal, is a beloved local treasure. It's a perfect spot for a scenic drive, a leisurely stroll, or capturing a memorable photo. The bridge, at 204 feet (62 m), is the longest covered bridge in Virginia and one of the last that supports regular traffic.



SNAP A PIC AT OUR LOVE SIGN & TAG @ROADHAVEN1830!

Get outside and explore the County's LOVE signs! There are four located between Mount Jackson, Woodstock & Strasburg - including our very own sign here at Roadhaven! The sign is a simple, but classic design with colors matching our historic inn and home, along with a fun red heart as the letter "O." This 5-foot wood sign was lovingly constructed by local woodworking brothers who were born in the Valley and love it as we do!



MOUNT JACKSON BARK PARK



ROADHAVEN1830



WOODSTOCK DOWNTOWN



STRASBURG SQUARE

PLACES TO EAT



JILLIANS FARMSTEAD KITCHEN

Serving up home cooked meals Wed to Sat!

📍 5421 Main Street in Mount Jackson

CAVERNS CAFE

Located alongside the Shenandoah Caverns, enjoy their 1957 soda fountain! Open Daily.

📍 261 Caverns Road, Quicksburg

MOUNT HERITAGE BAR & GRILL

Open Daily with live music on Thursdays!

📍 6141 Main Street in Mount Jackson

Mount Jackson

WOODSTOCK GARDEN CAFE

Breakfast & lunch served at this plant nursery cafe, plus beer & wine. Closed Sun/Mon.

📍 1175 Hisey Avenue, Woodstock

WOODSTOCK CAFE

Light fare & coffee served in a quaint shop daily.

📍 117 S Main St, Woodstock

FLOUR & WATER CO.

Relaxed bakery & lunch spot open Wed to Sat.

📍 124 S Main St, Woodstock



Woodstock

EDINBURG MILL

Located on the lower level of the historic 1848 Edinburg Mill building, which includes the Cultural Heritage Museum & Wine Shop. Open Wednesdays to Sundays.

📍 214 South Main in Edinburg

Edinburg



JACKSONS CORNER CAFE

Casual cafe in an 1800s building whipping up a menu of baked goods, sandwiches and coffee drinks. Open Daily.

📍 9386 S Congress Street, New Market

SOUTHERN KITCHEN

Old-school diner dishing up fried chicken & other Southern-style comfort meals. Open Daily.

📍 9576 US Route 11, New Market



New Market

PLACES *to drink*



WINERY AT KINDRED POINTE
CAVE RIDGE VINEYARD
PALE FIRE BREWING CO.
THIRD HILL WINERY
WOLF GAP WINERY
SWOVER CREEK BREWERY
SHENANDOAH VINEYARDS
WOODSTOCK BREWHOUSE
MUSE VINEYARDS
FILIBUSTER DISTILLERY
NORTH MOUNTAIN WINERY
STAR IN THE VALLEY
BOX OFFICE BREWERY

Mount Jackson
Mount Jackson
Basye/Bryce
Quickensburg
Edinburg
Edinburg
Edinburg
Woodstock
Woodstock
Mauwercertown
Mauwercertown
Strasburg
Strasburg



YOUR NEAREST

NEAREST COFFEE SHOP

Jackson's Corner Cafe
9386 S Congress Street, New Market
Open Daily

NEAREST GROCERY STORE

Food Lion
5300 Main Street in Mount Jackson
Open Daily 7AM-11PM

NEAREST FUN STOP FOR KIDS

Hero's Journey Card Shop
5968 Main Street in Mount Jackson
Closed Mondays/Tuesdays

NEAREST PARK

Lions Park
326 Wunder Street in Mount Jackson
Open Dawn to Dusk
Walking Trails, Playground, Pool, & More

NEAREST EATERY

Mount Heritage Bar & Grill
6141 Main Street in Mount Jackson
Open Daily

NEAREST SPA/SALON

Rooted Beauty Collective
5421 Main Street, Suite 400, in Mount Jackson
Appointments Encouraged

NEAREST TRANSPORT

ShenGo Shuttle
Runs 6AM-6PM along Route 11
New Market to Strasburg (FREE)

NEAREST MOVIE THEATRE

Woodstock Community Theatre
136 N Main St, Woodstock, VA 22664
5:30 Friday & 8:15 Saturday & 2PM Sunday
Monday - Thursday 7:00 PM Nightly



EMERGENCY INFO



**URGENT CARE
EXPRESS**

PHONE: (540) 459.1250

OPEN: 8am-6pm daily, closed Sundays: (1.8 miles away)

ADDRESS: 5301 Main Street, Mount Jackson, VA 22842



**MOUNT JACKSON
RESCUE & FIRE**

PHONE: (540) 477.2510

ADDRESS: 6155 Main St, Mt Jackson, VA 22842



**MOUNT JACKSON
POLICE DEPT.**

PHONE: (540) 477.2242

ADDRESS: 5901 Main Street, Mount Jackson, VA 22842



**SHENANDOAH
MEMORIAL
HOSPITAL**

PHONE: (540) 459.1100

ADDRESS: 759 S Main St, Woodstock, VA 22664
(13 miles away)

FIRST AID KIT

We offer a first aid kit in every suite. Typically, they can be found in the bathroom drawers.

SAFETY FIRST

Because your safety is our highest priority, you will find a smoke detector, carbon monoxide detector, and also a fire extinguisher in all of our cottages. You will find the fire extinguisher on the side of the fridge/microwave cabinet.



GUEST REVIEWS



Beautiful, comfortable & affordable. It was a cold evening, the room had plenty of blankets, the beds were comfortable. Personal touches included a sound machine, allergy resistant pillows, eco-friendly bath products. The farmhouse grounds are beautiful, with a ground checkers game, fire pit, well lit. I would absolutely return! - *Deborah*



We were visiting the Shenandoah Valley and decided to stay in a BnB instead of a chain hotel and are very happy that we did. A very comfortable and clean room, thoughtfully accommodated. Newly renovated bathroom. The host left notes about the local, small town community. Will absolutely stay here again! - *Steve*

If you enjoyed your stay with us, please let us know by leaving a review on Facebook, Google, TripAdvisor, or Airbnb! Thank you! We hope to see you again!

SAVE THE DATE FOR OUR ANNUAL TATERFEST!
LAST SATURDAY IN SEPTEMBER!



Photography beautifully captured by the very talented Black Valley Creative

THANK
YOU

THE HILTON
CREW HOPES YOU
HAVE A BLAST!

Come on back now, ya hear!