



Spectacular Ocean View Estate

WATCH HILL, RHODE ISLAND



SEABOARD
Properties





LOCATION

Situated along the scenic southwestern corner of Rhode Island's coastline, Watch Hill is widely acknowledged as one of Rhode Island's most beautiful seaside villages. Perched on a hillside between the ocean and bay, Watch Hill is blessed with miles of exquisite, white sandy beaches. The village, with its picturesque yacht-filled harbor, charming shops, and winding streets lined with handsome century-old summer cottages, affords a step back in time to idyllic summer days filled with swimming, sailing, golf, and beachside picnics.

A noted summer colony since Victorian times, the unspoiled community preserves an atmosphere of distinctive charm and offers excellent boating, sailing, and fishing along with numerous country clubs for golf and tennis. Watch Hill is approximately 100 miles from Boston and 140 miles from New York City.

PROPERTY

Set on a knoll overlooking the ocean and surrounded by 1.25 acres of lawns and gardens, this magnificent seaside estate offers unsurpassed panoramic ocean views. The beautifully landscaped grounds include abundant specimen plantings, a flagstone Terrace, and a turreted 3-bedroom Guest House. From its high vantage point, the main residence surveys glorious vistas overlooking an uncrowded 2-mile long, wide sandy beach.

RESIDENCE

FIRST FLOOR: The front door opens to a large and grand columned Entrance Hall (41.5x16) that runs the entire width of the house and is handsomely outfitted with raised paneling and lovely Doric Columns that lead the eye to the far end of the hallway where windows overlook the sparkling and beckoning ocean. A grand double stairway frames the rear of

the hallway and leads to the second floor living quarters.

On the west and front side of the entrance hall, sliding raised paneled doors open to a bright and cheerful front Sitting Room (20x18.5) with hardwood floors and a handsome coffered ceiling. On the east side of the hallway, sliding paneled doors lead to a charming club like Billiard Room (20x18.5) that features hardwood floors, a coffered ceiling, and handsome raised paneling on every wall.

A little further down the entrance hallway, a doorway on the east side of the hall opens to a wonderful Library (23.5x16) with built-in book shelves and cabinets, hardwood floors, a coffered ceiling, and a large wood burning fireplace with a beautifully detailed mantle and cornice. The south side of the library offers access to the back veranda which runs the entire length of the home and enjoys

breathtaking views of both the salt water pond and the Atlantic Ocean. A door on the east side of the library leads to a bright and cheerful Sun Room (23x12.5) that's decked out with limestone floors, and includes a large potting sink by a doorway that leads to the veranda and the homes lovely grounds.

Across the hall from the library, on the southeast side of the house, a doorway opens to a large and very inviting Dining Room (22.5x20) that enjoys a high coffered ceiling, a large hearth, raised paneling on every wall, and windows that overlook the grounds, the saltwater pond, and the ocean. A door on the west side of the dining room leads to a large Kitchen (27x23.5) and adjoining Breakfast Room (17.5x12).

The fully equipped Kitchen offers more than ample storage space with its handsome wooden cabinetry and



shelving, and is outfitted with top of the line appliances including a Viking gas stove, a subzero refrigerator, double ovens, and a large soapstone double sink, as well as a big center island cooking area. The adjoining sunlit breakfast room with its charming fieldstone fireplace enjoys mesmerizing views of the ocean, and offers access to the back veranda which serves as the perfect spot for a relaxing summer lunch, or elegant evening dinner



party. The kitchen area also includes a beautiful wood paneled pantry with a double sink, and at the rear of the kitchen, just off the side entrance hall there are several large storage closets, as well as a half bath.

SECOND FLOOR: Five handsomely appointed guest bedrooms that share three full baths, as well as an upstairs laundry room are all accessed from the large second floor landing area. On the west side of the landing area, a hallway leads to a wonderful Master Suite that's fully equipped with walk-in closets, a dressing room, a large tiled full bath with a shower and tub, and a charming office with water views and a handsome brick fireplace. The large and airy Master Bedroom (16.5x16.5) is outfitted with handsome hardwood floors, a cathedral ceiling, and a large and private balcony (16x10) that overlooks the grounds and offers wonderful sweeping views of the beach and ocean.

THIRD FLOOR: The third floor landing and sitting area offers incredible birds eye views of the grounds and the beach,

and leads to three guest bedrooms with gable windows and random width wood flooring that share one full bath. This floor also includes attic storage areas on both the east and west side of the house, and a stairway that leads to the top of the house, and a top of the world observation deck (12.5x11).

The high ceilinged cellar offers plenty of storage space and houses a seven zone oil fired furnace, two central air conditioning units, and a 400-amp electrical service. And on the far west side of the cellar, a large bulkhead entrance provides easy storage access for outdoor porch furniture, small boats and equipment.

CARRIAGE HOUSE: The first floor includes an entrance hall, an old fashioned laundry room with a triple soap stone sink, and a large two car garage with old fashioned bead board walls. The second floor houses a small apartment with a sitting room, two bedrooms, and a full bath with handsome tile flooring.

Inspection by appointment only.

Offered at \$8,200,000

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