



Watch Hill Oceanfront Compound

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.

PROPERTY

Set along a quiet stretch of beach within walking distance of the village stands The Timbers. Built in 1917 and styled after a grand English Tudor home, the impressive 10,500 square foot home and two separate 3 bedroom guest cottages were designed by the renowned architect John Russell Pope—whose other commissions included the Jefferson Memorial and the National Gallery of Art.

The beautiful and meticulously restored home is cheerful and bright with spacious rooms highlighted with wonderful architectural detailing, hardwood floors, twelve fireplaces and a

massive grand stairway and bell tower. This enchanting seaside estate can serve as the perfect venue for grand scale living and entertaining, or can simply be enjoyed as a secluded beachfront hideaway offering incredible beauty and serenity.

Set on a knoll overlooking the ocean and surrounded by 9 acres of lawns and gardens, this magnificent seaside estate offers unsurpassed panoramic ocean views. The beautifully landscaped grounds include abundant specimen plantings, an apple orchard, a large flagstone terrace, an inground pool and two fully equipped and restored three bedroom guest cottages. From its high vantage point, the main residence surveys glorious vistas overlooking an uncrowded 2-mile long, wide and sandy beach.

RESIDENCE

A passageway through two stone arches leads to the front door and Entrance Foyer (13.5 x 13.5) which opens to a large high-ceilinged Reception Room (16 x 13.5) with rusticated quarry slate floors and exposed wooden beams. A powder room as well as a wine cellar and bar area are located at the west end of the room, while the north side opens to a

grand scale Living Room (31.5 x 20) boasting a 35 foot high cathedral ceiling with exposed English oak beams, and a beautifully crafted wraparound balcony with a handsomely carved wooden balustrade. This distinctive room also features a massive fieldstone fireplace, wide plank oak floors, a lovely wrought-iron chandelier and wonderful views of the ocean. French doors on the east side of the room open to a delightful large covered veranda (61 x 11) with bluestone flooring, a handsomely detailed balustrade and glorious views of the beach that come with the bonus sound of the surf as it rolls ashore. At the far end of the veranda a wonderful vaulted ceiling octagonal dining area is the perfect spot for outdoor summer dining with its wood burning fireplace, wrought-iron chandelier, and archways overlooking the ocean.

The living room leads to the dining room and kitchen through an arched hallway on the other side of the reception room. The Dining Room (21 x 17) offers a large fireplace with a hand-tooled fieldstone lintel, a wrought-iron chandelier and a large window seat surrounded by leaded casement windows. The ocean side of the dining room adjoins an arbor-covered outdoor dining area which overlooks the grounds

and beach, while the other side of the dining room leads to a wonderful remodeled gourmet Kitchen (20 x 12) and adjoining large pantry that both have beautiful Italian limestone tile floors and are both fully equipped with a large gourmet six burner La Cornue gas stove, 2 sinks, a Subzero refrigerator, and dishwasher. The kitchen and pantry are also outfitted with extensive custom made finely crafted furniture cabinets and display areas with recessed lighting. An archway on the south side of the kitchen leads to a sunny and cheerful Breakfast Room (16.5 x 13.5) with Italian limestone floors, large casement windows overlooking the ocean, and French doors that lead to a large elevated outdoor terrace which enjoys wonderful water views and a built-in grilling area.

Second Floor: A long hallway at the top of the stairs landing area gives access to most of the rooms. The master bedroom suite with office, sitting room, bedroom, bath, dressing room and exercise room occupies the southeastern corner of the floor. The high-ceilinged Master Bedroom (22.5 x 16.5) is outfitted with a handsome fireplace, hardwood floors, exposed wooden pegged beams and large casement picture windows overlooking the ocean. The cozy Sitting Room (16 x 14.5) has an arched



fireplace and oak floors; and the adjoining Office (22.5 x 16.5) includes a small balcony, oak floors and a brick fireplace. The large dressing room is equipped with twin marble top vanities and has built-in shelving and storage as well as a large walk-in closet. The spacious adjoining bath includes Italian limestone floors, a very large walk-in steam shower, a Jacuzzi tub and a brick fireplace. Glass doors at the far end of the bath access a sun-filled Exercise Room (18.5 x 15).

Bordering the master bedroom suite on the ocean side is the large wraparound balcony that overlooks the living room. Fitted with bookcases and a large window seat the balcony leads on the opposite side from the master suite to a charming octagonal Guest Bedroom (14.5 x 14.5) with an adjoining full bath, vaulted ceiling and a brick fireplace.

The non-ocean side of this floor is occupied by three main rooms and a laundry. The first room, a Den/Bedroom (16 x 15.5) has hardwood floors, a brick fireplace and an adjoining full bath with beautiful tile floors and a small fireplace. Another Guest Bedroom (17 x 17) enjoys saltwater pond and ocean views overlooking the pool area. This room features hardwood floors, an arched brick fireplace and an adjoining full bath with basket weave tile floors and a small gas fireplace. Adjoining both of these rooms is a large sundrenched Family Room/Library (21 x 17) with cathedral ceiling. This room is tastefully outfitted with handsome built-in oak bookcases and cabinets, hardwood floors, large casement windows that overlook the gardens, and French doors that lead to the outdoor pool, Jacuzzi hot tub, and patio.

Third Floor: The third floor includes a guest bedroom, a large sitting room and a wonderful outdoor deck offering panoramic vistas of the beach and ocean. The Guest Bedroom (17 x 13) with hardwood floors and an adjoining full bath has access to a storage room and walk-in cedar closet, and adjoins a bright and cheerful Sitting Room (19 x 17).

Lower Level: The lower level—which is largely above ground—includes a large Reception Room (19.5 x 14) with a bar area, distinctive reindeer sconces and a cozy club-like atmosphere. A long hallway/portrait gallery leads to a very large three car garage and cellar area which includes all the mechanicals.

Inspection by appointment only.

Offered at \$17,500,000

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