



Daniel
Ravenel

Sotheby's
INTERNATIONAL REALTY



Bonny Hall Plantation

1305 RIVER ROAD, YEMASSEE, SC 29945

Bonny Hall Plantation





**ARCHITECTURAL GEM IN
BEAUFORT, SOUTH CAROLINA**

5 BEDS • 6.5 BATHS • 6,000+/- SQ.FT.

Middleton Rutledge

REALTOR®

MRutledge@DanielRavenelSIR.com

843.345.9137



Formal Living Room

Historic Plantation Home

Privacy abounds at *Bonny Hall*, a stately, Georgian-style c.1897 architectural gem located in Beaufort County, SC. As you enter the private, gated 86± acre property, an umbrella of majestic, century-old live oaks guides you to an exposed brick courtyard surrounded by mature, lush landscaping. A dual-stone staircase leads you to a pedimented front door and impressive interiors. Graced with extensive original millwork, soaring ceilings and antique mantels, both formal and less-formal rooms offer places to socialize, work, read, enjoy a glass of vintage wine and gather with friends and family. Five beautifully appointed bedrooms with four-poster beds, antique furniture and en suite bathrooms provide elegant and ample accommodations. Complementing the historic main home, two fully renovated, charming guest cottages can house additional friends and family, each with its own living room, working fireplaces, and kitchens.

The gardens and landscaping at Bonny Hall take your breath away. Umberto Innocenti, famed Long Island landscape architect, designed the walled garden to the right of the house in the 1930s which features twelve-foot gates, parterres, specimen camellias, towering live oaks and terra cotta sculptures. Pass by the fountain and make your way to the rose garden which concludes with a tea table and chairs nestled among a live oak and camellias. Pick lemons and grapefruit or climb up the ladder to a spectacular tree house perched atop another live oak. The views across the rice fields and Combahee River at sunset are stunning.

Multiple additional outbuildings populate the property to service the plantation. A six-stall horse barn contains a tack room, hunting room, game room and a two-bedroom, one-bathroom apartment - perfect for a caretaker or equestrian staff. Other structures include a fully renovated dog kennel, garages and tool sheds.

Don't miss the opportunity to live in this historic splendor!



Formal Dining Room



Library





Billiards Room









Formal Walled Garden Designed by Umberto Innocenti







Property Features

Interior Features

- Central Hall Floor Plan
- Formal Dining Room
- Formal Living Room
- 9 Fireplaces
- Intricate, Period Mantels
- Custom Wallpaper Throughout
- Hardwood Floors Throughout
- Extensive Millwork
- Soaring Ceilings
- China Display Built-Ins
- Country-Style Kitchen with High-End Appliances
- Butler's Pantry
- Wet Bar
- Billiards Room
- Gun Room
- Hand-Built Gun Racks with Glass Doors
- Library
- Playroom
- Sweeping Views of the ACE Basin and the National Wildlife Refuge
- Screened Porch

Exterior Features

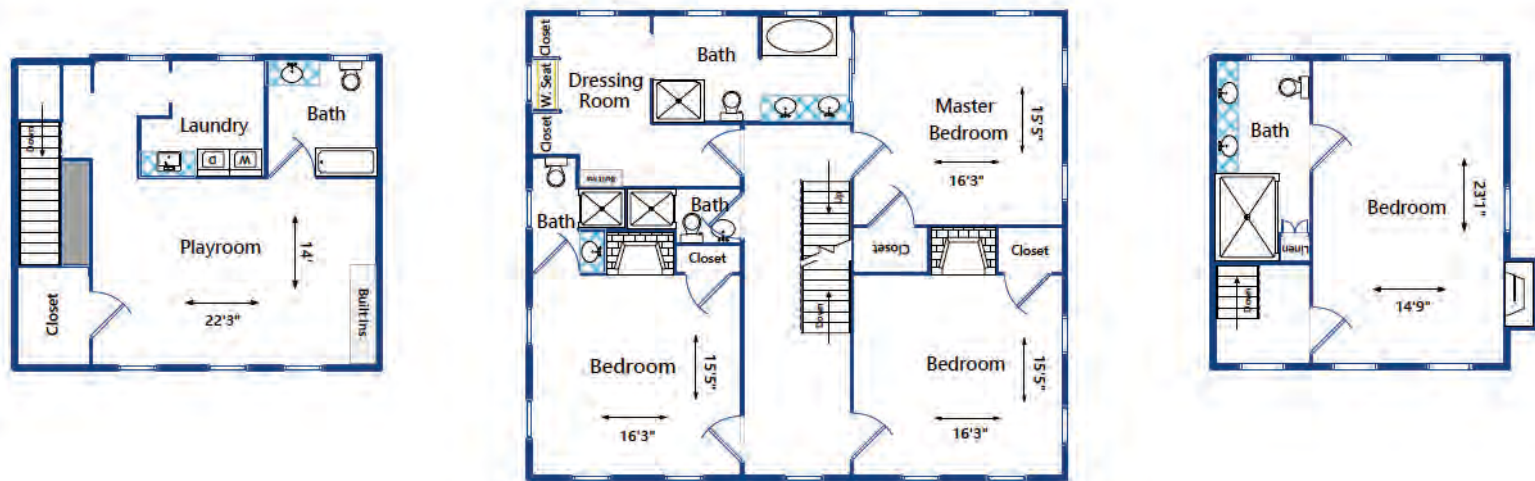
- 86+/- Acres
- 2 Separate Guest Cottages
- Exposed Brick Courtyard
- Mature Lush Landscaping
- Beautiful Grand Live Oaks
- Rose Garden
- Formal Walled Garden Designed by Umberto Innocenti
- Terra Cotta Sculptures
- Hipped Slate Roof
- Two Central Chimneys
- 6-Stall Barn with Track Room, Hunting Room, Game Room and Living Quarters Above
- Fenced Horse Paddock
- Custom Bird Dog Kennel for 9 Dogs
- Equipment Sheds
- Custom Tree House with Views of the National Wildlife Refuge
- Pecan Orchard
- Water Access to Combahee River
- Boat Ramp
- 4-Bay Garage fitting 3 Cars
- Climate-Controlled Storage Shed





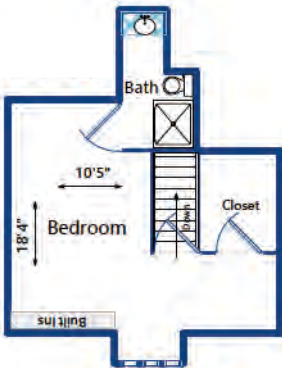
Main Home

Second Floor

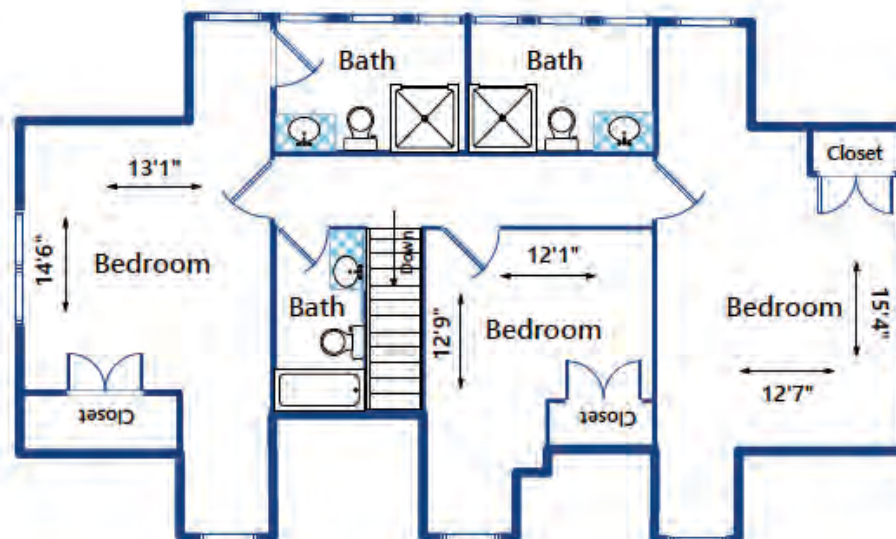
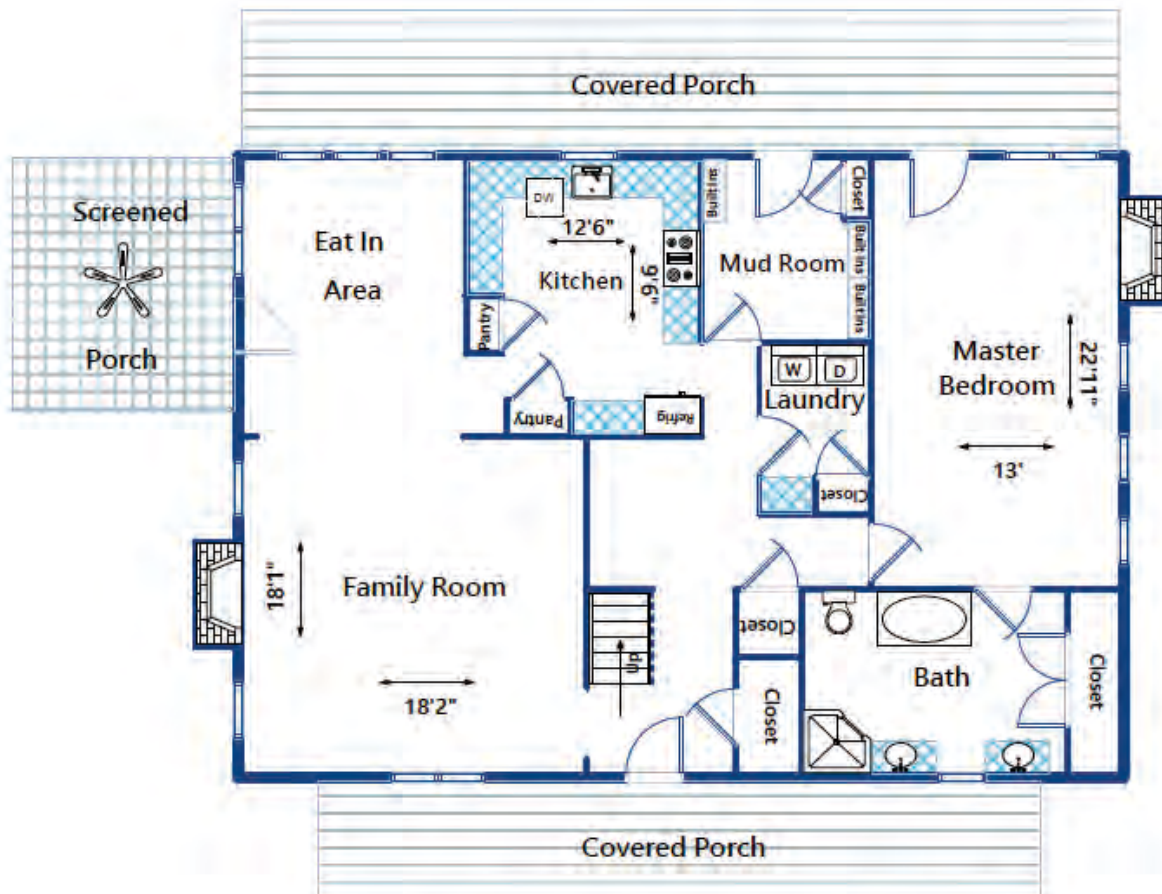


Main Home

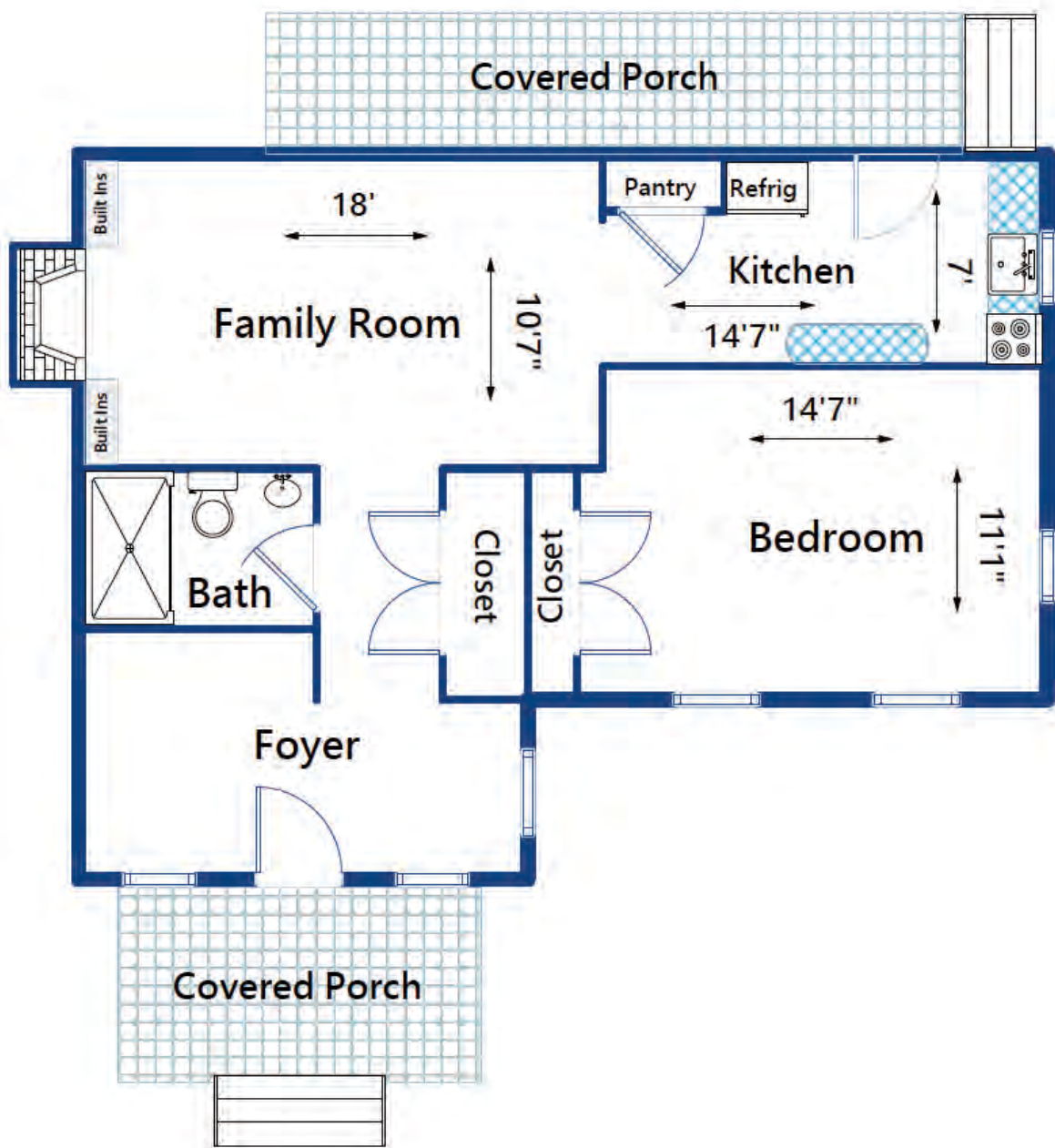
Third Floor



Wee Bonny (Primary Guest Home)

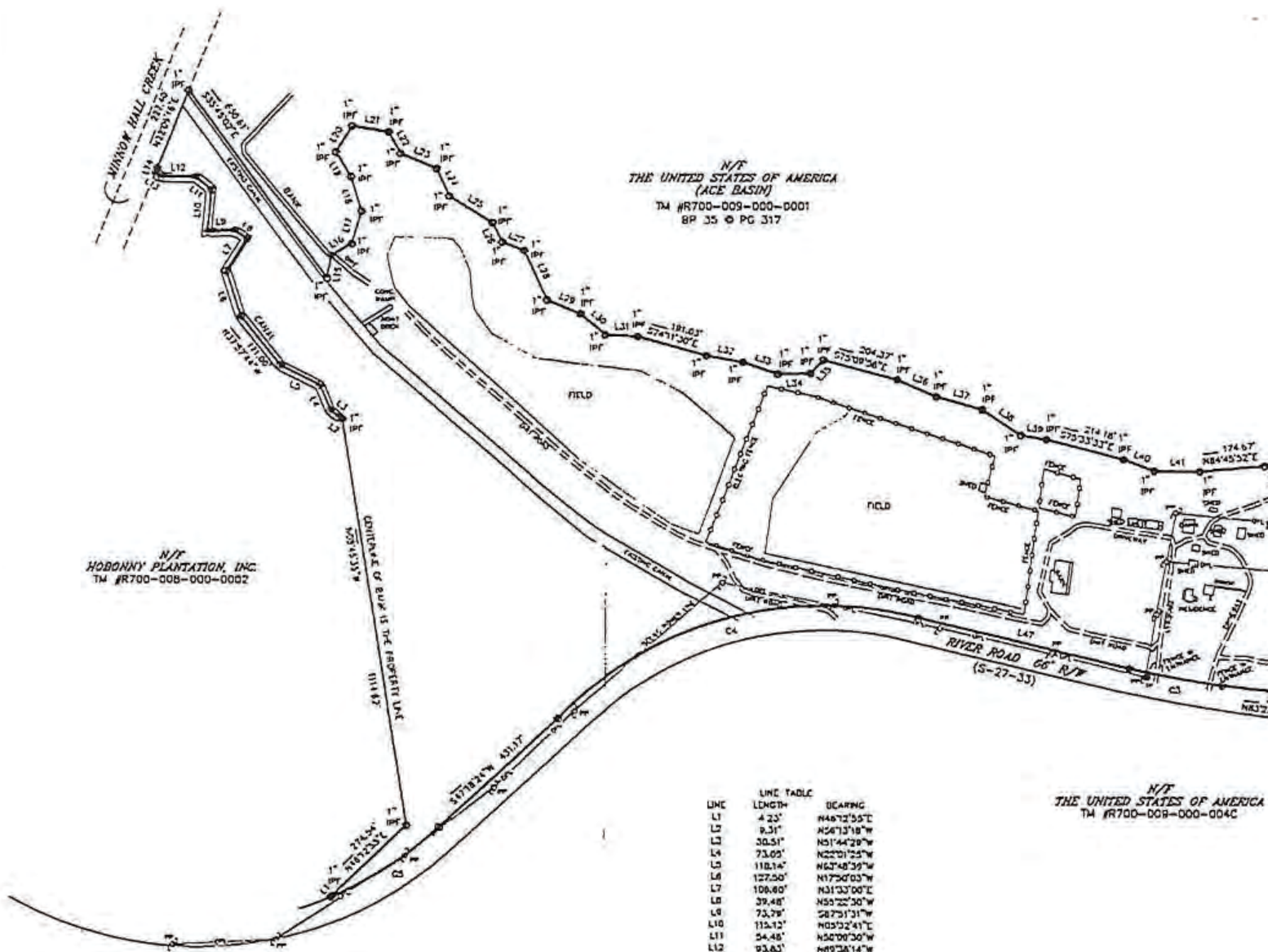


Second Guest Home



LEGEND
 C/P - CONCRETE POUND
 C/S - CONCRETE SET
 R/S - 3/4" REBAR SET
 W/P - WELDER POUND
 I/P - IRON PIPE POUND
 T/P - TELEPHONE PEG/STAKE
 O/P - OVERHEAD POUND
 N/P - NOT TO SCALE
 R/W - RIGHT OF WAY
 T/W - TAX MAP
 P/B - PLAT BOOK
 D/B - DEED BOOK
 P/B - POINT OF BEGINNING
 E - SPOT ELEVATION
 C/L - CENTERLINE
 P/P - POWER POLE
 W - WELL

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	483.82'	1589.15'	173°58'	N85°30'27"W	481.01'
C2	326.95'	1801.84'	11°41'38"	S88°18'31"E	326.36'
C3	250.01'	2076.09'	5°21'10"	S79°44'00"E	249.92'
C4	1001.93'	982.14'	81°22'02"	S74°03'44"W	1002.37'
C5	346.33'	872.08'	20°23'30"	N58°48'22"E	344.50'



N/T
 HOBONY PLANTATION, INC.
 TM #R700-008-000-0002

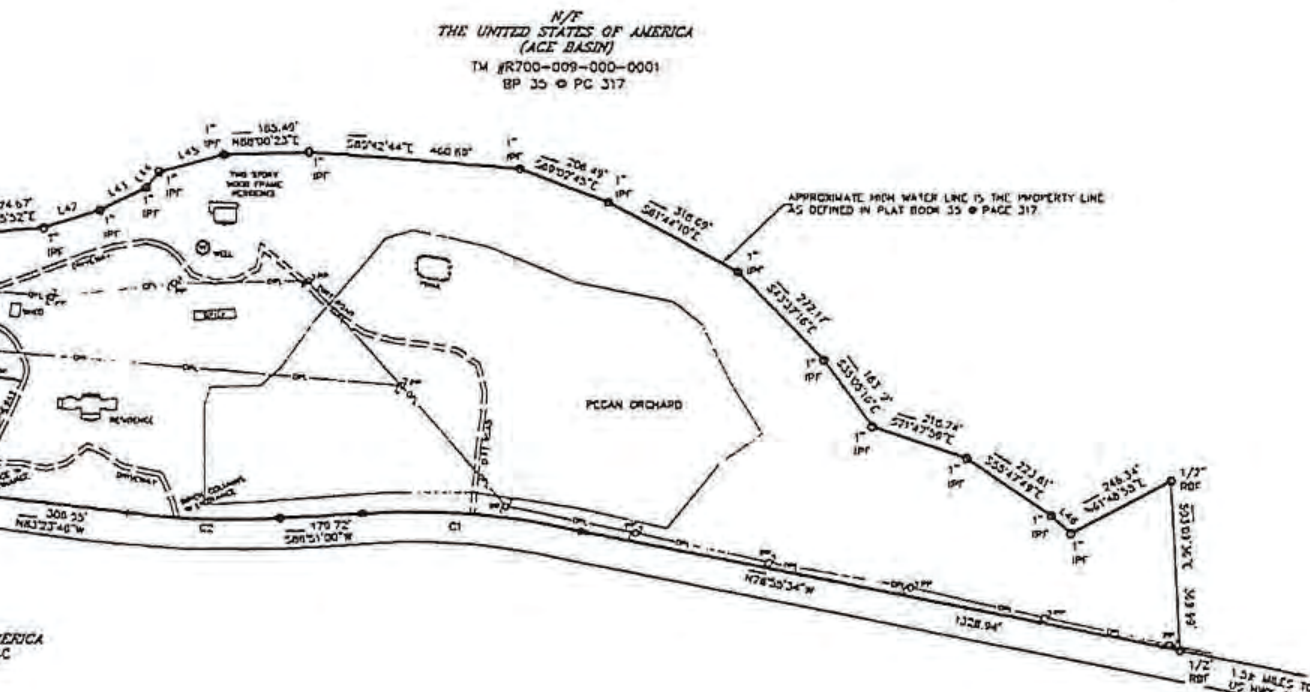
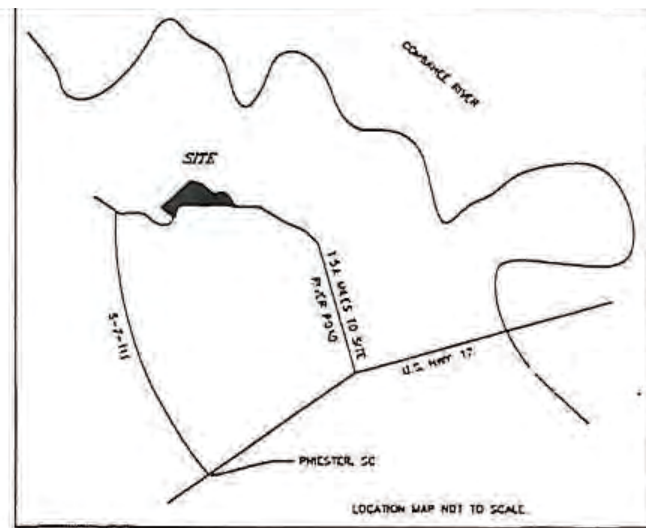
N/T
 THE UNITED STATES OF AMERICA
 (ACE BASIN)
 TM #R700-009-000-0001
 BP 35 @ PG 317

LINE	LENGTH	BEARING
L1	4.23'	N46°12'55"E
L2	9.31'	N56°13'18"W
L3	30.51'	N51°44'28"W
L4	73.02'	N22°01'25"W
L5	118.14'	N63°48'39"W
L6	127.50'	N17°56'03"W
L7	108.40'	N31°33'00"E
L8	39.48'	N55°22'30"W
L9	73.29'	S27°31'31"W
L10	112.12'	N03°32'41"E
L11	54.48'	N50°08'30"W
L12	93.63'	N49°38'14"W
L13	18.35'	N55°41'04"W
L14	14.25'	S22°09'18"W
L15	63.39'	N10°50'25"E
L16	63.79'	N02°14'13"E
L17	93.87'	S18°28'58"W
L18	89.02'	S16°21'52"E
L19	79.07'	N31°03'13"W
L20	82.31'	N31°57'37"E
L21	88.48'	S00°51'58"E
L22	85.82'	S27°36'00"E
L23	104.98'	S67°36'05"E
L24	62.22'	S24°00'50"E
L25	135.68'	S37°06'20"E
L26	80.00'	S26°20'53"E
L27	62.48'	S48°06'57"E
L28	148.48'	S24°08'27"E
L29	97.26'	S87°38'43"E
L30	87.05'	S48°38'08"E
L31	87.89'	S07°11'53"E
L32	100.74'	S79°12'09"E
L33	97.85'	S71°12'49"E
L34	88.60'	S08°18'36"W
L35	48.74'	N44°10'54"E
L36	114.01'	S48°33'07"E
L37	120.89'	S74°13'22"E
L38	123.06'	S33°32'42"E
L39	69.28'	S00°42'12"E
L40	87.04'	S49°29'56"E
L41	119.68'	S89°21'03"E
L42	130.15'	N72°50'31"E
L43	113.16'	N63°46'32"E
L44	45.52'	N38°43'17"E
L45	140.49'	N74°38'18"E
L46	57.76'	S47°43'57"E
L47	592.29'	S76°37'52"E

N/T
 THE UNITED STATES OF AMERICA
 TM #R700-009-000-0004C

REFERENCE
 1.) A PLAT PREPARED FOR JOHN K. COMPERTHWAIT, JR.,
 DATED FEBRUARY 13, 1993, PREPARED BY THOMAS G. McLEOD,
 (FILE #92-059).
 2.) PLAT BOOK 32 @ PAGE 18
 3.) PLAT BOOK 31 @ PAGE 142
 4.) PLAT BOOK 31 @ PAGE 139
 5.) PLAT BOOK 35 @ PAGE 317

TOTAL AREA
66.09 acres



BEAUFORT COUNTY CC-ROO
 BK 00110 PG 0164
 FILE NUM 2006100035
 12/22/2005 12:04:06 PM
 RECD BY P BAXLEY RCPY 3002
 RECORDING FEES 10.00

signature 10/28/05

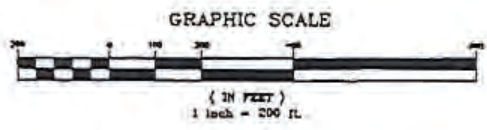
THIS PLAT PREPARED AT THE REQUEST OF
TIMOTHY GEORGE
 A CLOSING SURVEY OF TAX MAP #R700-009-000-0004,
 BEING KNOWN AS BONNY HALL PLANTATION, NEAR YEMESSEE,
 BEAUFORT COUNTY, SOUTH CAROLINA

NOTE: BY BEAUFORT COUNTY GIS DETERMINATION
 This Lot Appears To Lie In A Federal Flood Plain
 Zone A-7 Minimum Required Elevation 14.0 Ft. NGVD29

I HEREBY STATE TO THE BEST
 OF MY KNOWLEDGE, INFORMATION & BELIEF,
 THE SURVEY SHOWN HEREON WAS MADE
 IN ACCORDANCE WITH THE REQUIREMENTS
 OF THE MINIMUM STANDARDS MANUAL
 FOR THE PRACTICE OF LAND SURVEYING
 IN SOUTH CAROLINA, AND MEETS OR EXCEEDS
 THE REQUIREMENTS FOR A CLASS A SURVEY
 AS SPECIFIED THEREIN.
 ALSO THERE ARE NO VISIBLE ENCROACHMENTS
 OR PROJECTIONS OTHER THAN SHOWN.

JOB # 05161A
 DATE: OCTOBER 31, 2005

TGS LAND SURVEYING
 701 SECOND AVENUE
 P.O. BOX 2023
 RIDGELAND, S.C. 29936



signature
 10-31-05
 THOMAS G. McLEOD

Phone 843-726-7117 Fax 843-726-7121



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