



## 1305 RIVER, YEMASSEE, BEAUFORT

### ACTIVE

BONNY HALL: A Waterfront Symphony of Lowcountry Elegance and Modern Luxury. Immerse yourself in the crown jewel that is Bonny Hall. Where the timeless grace of the Lowcountry meets a tapestry of modern luxuries. Nestled under a canopy of ancient live oaks and gently kissed by the Combahee River, this grand 6,000 sqft main residence is a masterpiece, flaunting 6 luxurious bedrooms and 6 1/2 plush bathrooms, each adorned with custom wallpaper and polished hardwood floors that sing tales from bygone eras. Every inch exudes charm. Dive into history as you explore this magnificent home, rich in stories that date back to the early 1700s. With every step, the home resonates with moments from centuries past, yet confidently embodies today's elegance. The current owner has masterfully retained and restored its historic essence while infusing it with modern luxury. The result? A blend of old-world allure and contemporary comfort. The interiors of Bonny Hall promise endless fascination. Engage in intellectual debates in the library, enjoy a game in the billiards room, or showcase your collection in the gun room. For younger residents, a playroom offers endless amusement. Additional convenience is provided by dedicated nanny's quarters, ensuring every member of the household is comfortably accommodated. For those seeking a haven of privacy, the estate sprawls over acres of lush landscape, offering both solace and spectacle. In the midst of the ACE Basin, the last pure ecological wildlife refuge on the East Coast, the main house is complemented by two separate guest houses. Both perfect for hosting or a serene retreat. The larger guest home boasts stunning marsh views and four well-appointed bedrooms and bathrooms, while the cozier abode offers a bedroom, an office, living space, and a kitchen, perfectly crafted for intimate stays. Equestrian enthusiasts will delight in the six-stall horse barn, complete with a 2-bedroom apartment atop, designed meticulously for cozy living. Flanked by pristine white gable fencing, the space in front of the stables offers an exquisite tableau for horse lovers. The ground floor also features a game room that beckons for evening soirees, and utility and storage rooms that ensure every modern necessity is catered for. Not to be overlooked, a full-service dog kennel provides a lavish sanctuary, ensuring your canine companions are pampered in equal measure. Modern luxuries abound: challenge yourself on two tennis courts, readily convertible to six pickleball courts, or practice precision at the dual-purpose driving and shooting range. Green enthusiasts will revel in the 10x30 Hydroponics Greenhouse, equipped with bespoke pumps, water tables, and lighting. Dive into relaxation at the custom 20x40 Gunite Saltwater Pool, or let melodies envelop you with a state-of-the-art SONOS audio system gracing the house, patio, and manicured year-round gardens by renowned landscape designers Umberto Innocenti and Sheila Wertimer. Safety and comfort are paramount here, with an advanced security system in place and a fireproof safe house boasting two oversized gun safes. All dwellings be it the main house or guest cottages benefit from encapsulated foundations and state-of-the-art dehumidifiers. Add to all of this a spacious 5-car detached garage, a serene homeschooling building overlooking the marsh, a beautiful 13-acre pecan orchard that's a joy to walk through, and direct river access to the Combahee River via a dock and boat drop zone. From this location there is quick and convenient ocean access as well. Here, the shimmering waters beckon for canoeing, kayaking, and fishing adventures, offering countless opportunities to revel in the river's natural beauty and bounty. As the daylight starts to fade, the estate takes on the cinematic allure of a Hollywood set, channeling the evocative landscapes of 'The Patriot'. It's easy to see why it's been dreamt of as the quintessential setting for lavish weddings and celebrations. As evening shadows lengthen, retreat to the custom-built treehouse nestled high in a majestic live oak. From this vantage point, watch as the sun gracefully sets, bathing the ACE Basin in a golden hue, marking the close of another enchanting day. Location is paramount, and Bonny Hall stands unmatched in its strategic placement. Nestled just off River Rd and moments past the iconic Harriet Tubman Bridge, it serves as a gateway to the best of the Lowcountry. Key destinations effortlessly intertwine with its location: Be it the historic charm of Charleston and Savannah, the coastal allure of Hilton Head, Kiawah, and Seabrook Islands, or the quaint appeal of Beaufort and St. Helena Island all lie within an hour's journey. The international airports of Savannah Hilton Head and Charleston, as well as the executive airstrips in Beaufort and Lowcountry Regional, are conveniently accessible, making both national and international commutes a breeze. With this unique blend of serenity and connectivity and such strategic positioning, Bonny Hall lies at the heart of the Lowcountry, making it an

unparalleled choice for discerning buyers. In essence, Bonny Hall isn't just a residence; it's an experience, a story, a legacy. Dive into a life where every day feels like a chapter from a historic novel, and every corner whispers tales of yesteryears while offering the comforts of today. Welcome to your timeless abode. Important Note: Within the vast beauty of Bonny Hall lies a distinctive edge that sets it apart from other estates: the absence of a conservation easement. While such easements undeniably offer a host of benefits, they inevitably introduce certain restrictions. Bonny Hall bestows upon its potential owners an unmatched liberty to sculpt its destiny. Freed from the constraints of an easement, proprietors can fully harness the estate's promise without diminishing its inherent worth. This liberty paves the way for boundless future prospects. Successive caretakers can dream, devise, and realize their aspirations, be it for bespoke enhancements or personal sanctuaries, without threading through layers of conditions or courting approvals. While they can admire the virtues of conservation easements from a distance like their role in enhancing water purity, conserving picturesque landscapes, and nurturing wildlife refuges they remain unencumbered by the associated hurdles.

MORE DETAILS

**Address:**  
1305 River  
Yemassee, SC 29945

**Acreage:** 86.0 acres

**County:** Beaufort

**GPS Location:**  
32.662681 x -80.725978

**PRICE: \$11,500,000**