

## Leamington House

50 Harrington Sound Road  
Hamilton Parish

**Asking Price: \$5,500,000**

Acreage: 1.734

Bedrooms: 6

Bathrooms: 5.5



Leamington House is one of the most beautiful homes available for sale in the overseas market. It stands on 1.734 acres of land and has around 8,000 square feet of living space, which includes a charming newly renovated guest cottage and a small pool cottage. There is also a deeded right of way to a dock on Castle Harbour and a wonderful pagoda and folly on the grounds.

The bright and spacious entrance hall welcomes you to this attractive home, where there is a wonderful dining area with fireplace and also leads through French doors to a lovely covered verandah and a courtyard full of exotic plants.

The bright and airy kitchen is state-of-the-art and has a cheerful breakfast area which is perfect for casual dining and looks out to the garden, pool and beyond to the waters of Castle Harbour..

The sumptuous master bedroom suite also has a fireplace and his and hers dressing rooms, a superb bathroom and an exquisite buttry which showcases the vintage, clawfoot bathtub. The first guest bedroom is very large, again with a fireplace, a large dressing room and superb bathroom with a whirlpool tub and steam shower. Two other lovely bedrooms share a bathroom.

Amenities include a large entertainment room with wet bar, laundry room, climate controlled wine cellar, central air-conditioning/heating, heated swimming pool, central music system, security and central vacuum system.

There is plenty of room for a tennis court, croquet lawn, putting green or orchard.

**Approx. sq.ft.** 7000

**VAN**

**Furnishings** Unfurnished

**Tank size**

**ARV** \$192,000  
\$33,600

**Other Units**

**Land Tax** \$48,246  
\$710

**Listed House**

**Zoning** Res. 2  
Woodland/Agriculture

**Built circa** 1991

- |  |  |
|--|--|
| <input type="checkbox"/> Beachfront                    | <input type="checkbox"/> Harbour Views                     |
| <input type="checkbox"/> Dock                          | <input checked="" type="checkbox"/> Harrington Sound Views |
| <input type="checkbox"/> Ferry nearby                  | <input type="checkbox"/> South Shore Views                 |
| <input checked="" type="checkbox"/> Golf Course nearby | <input type="checkbox"/> North Shore Views                 |
| <input type="checkbox"/> Gym                           | <input checked="" type="checkbox"/> Secluded Garden Views  |
| <input type="checkbox"/> Moorings                      | <input type="checkbox"/> Overland Views                    |
| <input type="checkbox"/> Non-boatable Waterfront       | <input checked="" type="checkbox"/> Castle Harbour Views   |
| <input checked="" type="checkbox"/> Pool               | <input type="checkbox"/> Great Sound Views                 |
| <input type="checkbox"/> Pool House                    | <input checked="" type="checkbox"/> Waterview              |
| <input type="checkbox"/> Tennis Court                  |  |
| <input type="checkbox"/> Waterfront                    |  |
| <input checked="" type="checkbox"/> Water Rights       |  |

# Leamington House



## Leamington House

### Approximate Room Measurements & Other Details

Main House		storage room	12'6" x 8'2"
Family room	25' x 18'8"	hall	13' x 2'11"
Kitchen	24'3" x 16'	landing hall	11.2" x 8'5"
Wet bar	7'5" x 6'3"	Hall	12' x 5'3"
Hall	8'1" x 3'1"	Kitchen basement area	13'2" x 10'2"
Entrance hall	33'1" x 8'7"	Bathroom	6' x 3'
Living room	24' x 18'	Covered porch/patio	33' x 11.10"
Dining room	14' x 14'		
Master bedroom	22'2" x 15'5"		
Dressing rooms	4' x 8'2" + 6'7" x 6'		
Bathroom	8'5" x 11'2" + 4' x 5'		
Bath buttry	11'2" x 7'4"		
2nd dressing room	19'4" x 10'		
powder room	5'2" x 4'7"		
hallways	5'11" x 16' + 33' x 4'10"		
guest room	18' x 16'2"		
dressing room	14'7" x 9'11"		
bathroom	13'2" x 13'		
bedroom 3	14'10" x 13'		
closet	6' x 2'		
bathroom	10' x 8'		
study/bedroom 4	14' x 12'7"		
laundry room	10'2" x 7'6"		
storage room	8'4" x 10'		
staff bedroom	14'2" x 15'11"		
bathroom	4'11" x 10'		
closet	6' x 2'5"		
wine cellar	12'6" x 6'10"		
utility room	9'11" x 5'9"		

Please note: Portions of this information may be proprietary. We would appreciate your treating it as confidential. No warranty is made as to accuracy.



Nautilus House, 82 South Road, Warwick WK 08, Bermuda  
P.O. Box HM 1312, Hamilton HM FX, Bermuda  
**Phone:** (441) 234-6900 • **Fax:** (441) 234-6892  
**e-mail:** [info@property-group.com](mailto:info@property-group.com) • [www.property-group.com](http://www.property-group.com)