

Little England, c.1716 is one of the least altered and best preserved plantation homes in the state of Virginia. The house sits prominently on 58 manicured acres on a point bounded by the York River and Sarah's Creek. The property has approximately one mile of water frontage.



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Little England

c.1716
Gloucester County, Virginia



Little England, a pre-revolutionary historic treasure

The residence consists of a brick Georgian structure c.1716, and two frame wings, one dating to the late 17th century and the other built in the 1950 s. The well-proportioned center section is made up of 5 bays of expertly laid Flemish Bond brickwork with very few glazed headers.

The gabled roof is accented by three dormers on the land side and five on the water side, possibly illustrating the importance of the York River for the plantation house when it was built. Little England is one of Virginia s least altered and best preserved colonial plantation homes. The elegant interior is a testament to the builders and owners over the years. The house is in good condition with much of the original architectural detail intact. So much so that the historians working on the revitalization of Colonial Williamsburg copied Little England s interior paint colors for many of the project s buildings. The house contains fourteen rooms with some of the finest examples of colonial paneling and



Little England was used as a lookout for ships during the Battle of Yorktown.

on each upper level. Ceiling height on the first floor of the main section is 13+ feet and 10+ feet on the second floor. Little England still retains the elegance and simplicity of a colonial Virginia estate house. Since 1939, this superb riverside setting has been enhanced by handsome landscaping and the addition

of extensive formal gardens renowned throughout the state. While mostly lawn and pasture, the property has a large number of boxwood, pecan, chestnut, hickory, and fruit trees on the grounds as well as mature oaks, tulip poplars, and other varieties around the house. There is a one acre fresh water pond on the property and a number of dependencies including a guest house, manager s cottage, brick barn, small stable, pool and pool house, four bay garage, farm office and laundry house among others. The plantation dates to a 1651 land grant to the Perrin family by Governor Berkeley. Capt. John Perrin built the house in 1716 with plans said to be drawn up by Christopher Wren. The property remains significant because of

its unaltered architectural detail and its historical importance. The property has a rich history apart from its architectural past. The house was used as a lookout for ships during the Battle of Yorktown and was later used as a hospital during the War of 1812 and as a garrison during the Civil War.



Estate Particulars

RESIDENCE: 14-room Georgian brick home with slate roof dating from c.1716 with a 1680 structure and 1954 addition flanking the main structure. 9,000+ square feet in all. 13+ foot ceilings on first floor and 10+ foot ceilings on second floor of Georgian section. Carefully restored in 1939 by Charles Willing, a Philadelphia architect. Prior to the 1930 s the interior of the house had not been repainted since the colonial era, allowing Colonial Williamsburg to copy the colors for their restoration. First Floor: Center Hall (15 x 20 10) in center bay of main section with views of the waterfront and land side. Classic Georgian staircase and wainscoting. To the west of the hall is the Dining Room (18 x 20) with paneled wainscoting, fireplace with over-mantle paneling. The west wing houses the Kitchen and Laundry with Staff Quarters above. East of the hall is the Drawing Room (23 6 x 20) with extensive paneling and significant mantle. Beyond is the east wing with a Butler s Kitchen, Library, Sunroom, Guest Room on the first floor. Second Floor: Main section has 2 Bedrooms (21 4 x 20 3 and 20 4 x 16 2), each with bath and fitted closets and extensive paneling. The east wing has two Bedrooms (16 10 x 16 5 and 16 5 x 18) each with a bathroom. Third Floor: 2 Bedrooms (16 x 21 3 and 16 x 20) and one bathroom. Basement: Full basement under Georgian section with interior entrance used for utilities. Also basement under new wing.

PROPERTY: Approximately 58 manicured acres with close to one mile of shoreline on the York River and Sarah s Creek with beautiful views across the river to Yorktown. Extensive landscaping and formal boxwood garden. Varieties of trees on property include Oak, Hickory, Chestnut, Tulip Poplar, Pecan, Apple, Pear and others. Fenced and cross fenced for horses. Long private driveway to house.

OUTBUILDINGS: Pool and Pool House: Pool (20 x 50) Brick pool house (20 x 52) has sitting room with fireplace, two dressing rooms each with bathroom.

Guest House: Living room, dining room, kitchen bathroom, and porch. Two bedrooms upstairs and two downstairs.

Manager s House: Living Room, dining room, kitchen, two bedrooms, 1 1/2 baths, family room, enclosed porch. Garage.

Additional Outbuildings: Garage: Four-bay (24 x 44), Office/Shop (16 x 32 and 14 x 19), Smokehouse (12 x 12), Laundry (12 x 31).

Farm Buildings: Barn (50 x 80), Stable (24 x 36), Farm Office (28 x 34), and numerous smaller structures.

WATER FEATURES: Existing dock on property provides access to 8ft MLW on Sarah s Creek. Additional dock can be built to access 5ft MLW on the creek. Private white sand beach on York River side of property. The shoreline has recently been reinforced with riprap and extensive seawalls and jetties to prevent erosion.

LOCATION: Gloucester County, Virginia, off U.S. Route 17 (York River Bridge), 10 minutes to Yorktown, half an hour to Williamsburg, 1 hour to Norfolk, 1 hour 15 minutes to Richmond, 3 hours to Washington, DC. Airports: Newport News 25 minutes, Richmond 1 hour, Middle River Regional Airport (no tower) 40 minutes.

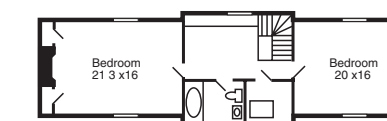
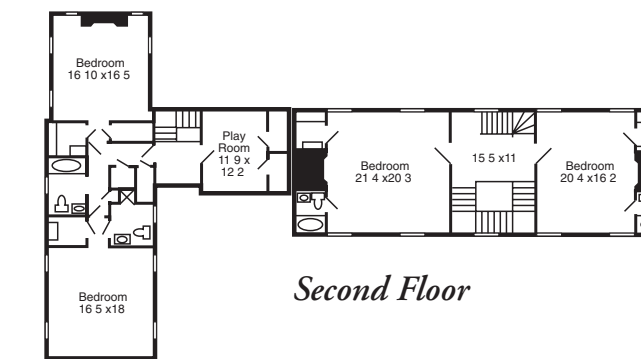
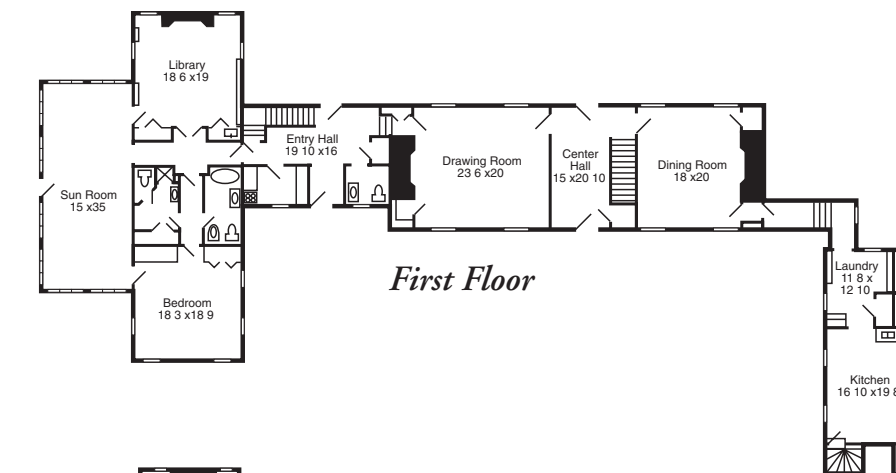
WELLS: Three wells on property

REAL ESTATE TAXES: \$17,912,16

Price: Upon request.



Floorplans



Third Floor

