

ROSEGILL

ESTATE PARTICULARS

RESIDENCE: Historic plantation house with living room with paneled walls and sienna marble fireplace, wood-paneled den with fireplace, dining room, office, large kitchen with river view, enclosed porch overlooking river, large hallway on river side on first and second floors, five bedrooms upstairs, three bathrooms upstairs and one downstairs. Brick construction with stucco on first floor and weather-boards on second story. Large attic and two wings on each end of the house. Oil heat, water from well.

DEPENDENCIES: Two dependencies, each with three bedrooms, of brick construction built at the same time as the main house. Swimming pool, three-car garage of brick

construction, large barn, open farm sheds, enclosed shop with horse stalls and storage areas. Private airstrip of 2,500 feet and a hangar. Dock with 62' boat house with seven-foot water depth.

PROPERTY: Rosegill consists of approximately 860 acres in two tracts, an 843-acre parcel plus a 17-acre non-contiguous 'Shoe Shop' parcel on the west side of State Rt. 227. Approximately 310 acres of open land. There are two lakes, of approximately 25 and 45 acres, both well-stocked with fish. Rosegill is zoned low-density rural.

WATER FRONTAGE: 5,600 feet river, 4,400 feet on Urbanna Creek, and 16,800 feet on the two lakes.



Please visit the Rosegill website at www.Rosegill.com for tours through the houses, panorama views of the property, a walk around the lakes, aerial views, more details, more history, etc.



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M I D D L E B U R G • C H A R L O T T E S V I L L E • G L O U C E S T E R • D E L T A V I L L E

ROSEGILL

Circa 1650
U R B A N N A , V I R G I N I A U S A



In 1649, shortly after the settlement of Jamestown and more than 80 years before George Washington was born, Ralph Wormeley received a Crown grant of 3,200 acres, and within a few years established the Rosegill plantation on the southern shore of the Rappahannock River.

The first buildings were built between 1650-1654, when it was the home of Sir Henry Chicheley, a governor of Colonial Virginia who married Wormeley’s widow.

In 1680, the town of Urbanna was created on 50 acres of Rosegill, described at that time as “at least twenty houses along the plateau above the river” by a French Huguenot immigrant.

The present Rosegill was built between 1730-1750. Originally the house was one and a half story brick with four interior brick chimneys. An insurance policy of 1801 describes a larger house with a Dutch roof, two wings, a kitchen, and a wash house balancing it, each connected to the main house by a covered way.

The façade of the present building was enlarged with a wide hall across the entire river side in the mid 1770s, and the marble mantel in the drawing room appears to be of that time.



Five generations of the Wormeley family lived at Rosegill until their happy colonial life was interrupted by the revolution. Ralph Wormeley V—a staunch Royalist—was so careless with his political views that he was banished to his father’s shooting box in Berkeley County. While he was in exile, Rosegill was plundered by Tory privateersmen.

In 1849, Capt. John Bailey bought Rosegill, and he raised

the main body of the house to two full stories with a gable roof, added weather board facing to the second story and stucco to all brick walls. At his death, Rosegill passed through the hands of his family and other owners. Rosegill underwent a major remodeling in 1961 when it was owned by Sidney Shannon. In 1977, fire threatened devastation of the great house, but the entire community rallied to save Rosegill.

R O S E G I L L



Rosegill is listed on the National Registry of Historic Places.

Rosegill presents an extraordinary opportunity for the conservation minded purchaser. By placing conservation easements on the property, which would limit or preclude the possibility of future development, an owner could reap substantial income tax benefits (both federal and state).

For more information, contact Frank Hardy, Inc.

Rosegill and the town of Urbanna lie on opposite shores of Urbanna Creek, a deepwater harbor on the south shore of the Rappahannock River, about ten miles from the Chesapeake Bay and five miles from Carter's Creek and the famous Tides Inn resort and golf course. The harbor is filled with sailboats and yachts, and it is served by two marina/boatyards.

Urbanna calls itself 'Virginia's most beautiful waterfront community.' Others have called it the 'best small town in America.'

Both are accurate descriptions, but more importantly, the town is a home for 500 with shops and restaurants within walking distance, all far from the madding crowd and where people feel safe, secure and let their children wander freely. It is the ideal small town with a newspaper, a drug store with lunch counter, a bustling hardware/lumber company, and where everyone knows everyone.

Each November, Urbanna is host to the famous Urbanna Oyster Festival, when a crowd of fifty to eighty thousand de-

scends on the town for a weekend of parades, marching bands, shriners and fire engines, and delicious food. Weekends and summers bring a regular stream of people from Williamsburg, Richmond and Washington.

On the Rosegill side of Urbanna Creek, Urbanna Harbour is a community of 35 home sites and 129 boat slips on a 40-acre tract that was split off from Rosegill when the Shannons owned it in the 1960s. Rosegill and Urbanna Harbour are both in Middlesex County.

R O S E G I L L





The urban population has increasingly viewed rural areas as desirable places to live, and the Rappahannock River shoreline has been referred to as the 'Gold Coast' because of the number of affluent retirees who have located there. In the past, this resulted in a high number of vacation and retirement homes; indeed Middlesex County has twice the percentage of retirees as the State average and over 28 percent of the housing units are seasonal.

However there is a definite trend in the greater number of people willing to commute from Middlesex to the employment

centers in Richmond, Williamsburg and the Tidewater areas. The increased importance assigned to waterfront living and recreation has made residential construction, recreational boating, and tourism major growth industries in the County.

Rosegill fronts on Rt. 33 about two miles east of Saluda and on Rt. 227 as it goes into the town of Urbanna. By highway, it is 45 minutes from Williamsburg, an hour from Richmond, and two hours from the Washington Beltway, and the highway systems have been improved dramatically making the area readily accessible to the Richmond and Norfolk metropolitan areas.

With a protected harbor, waterfront on the river, creek, and two lakes and located across from a thriving waterfront harbor town, the development potential for Rosegill is obvious. The land rises over the south side of Rt. 227 affording spectacular views of the Rappahannock, and the high ground above the bridge offers beautiful sunset views of Urbanna Creek. Combined with its history and the natural beauty of the property, Rosegill is nothing short of extraordinary. No other tract in Virginia offers the possibilities that Rosegill has with plenty of room and open space.

