



Breedlove

FARMS | ESTATES | LAND

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Bluffton, SC 29910

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Premier

Sotheby's
INTERNATIONAL REALTY





131 Pritchard Street, Bluffton, South Carolina. Here you can live on a property with a rich history, in the “Heart of the Lowcountry”. Here you can walk to a spirited, vibrant, eclectic town where the art scene is alive, the food is fresh and the people friendly. The locals will tell you that Bluffton is far more than a “place”, it is a state of mind...it is the “Bluffton State of Mind”. Here you can combine the best of the past with modern amenities in a home that traces it’s history back more than 135 years and yet surrounds you with comfort and conveniences. Here you can enjoy the river life with easy access to all the Lowcountry attractions.



Bluffton was incorporated in 1852 as a one-square mile river town, residing on the bluff above the May River. Summer homes were built on “The Bluff” to escape the heat, and Bluffton’s high ground and cool river breezes provided that relief. The May River has always been the heart of Bluffton and it remains the town’s centerpiece.

Here you can take advantage of the uncompromising stewardship of past owners. From the original owner, Dr. Paul Pritchard in the mid 19th century through his son, Charles Teft Pritchard and plucky daughter-in-law, Ella Agnes Carney, to the restoration owners in the 1990’s and on to the current master gardener owner. All have maintained the culture of The Pritchard House while adding to the graciousness of this incomparable home.

The Pritchard House History

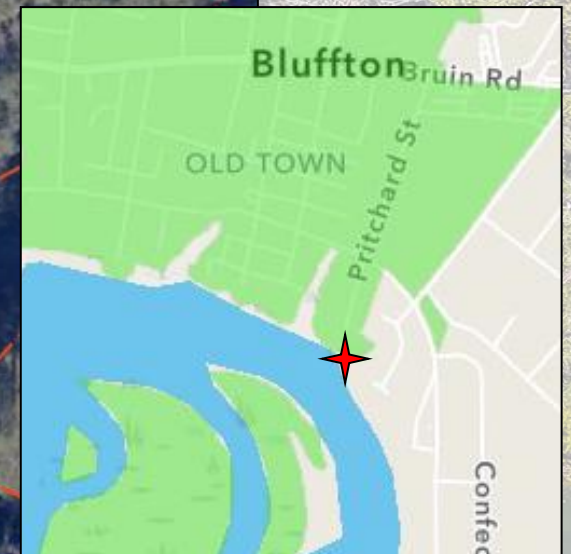
Dr. Paul Pritchard, (born 1819), a successful rice planter and a physician in the lower St. Paul's Parish area of South Carolina built the first Pritchard House on the May River bluff as a summer home for his wife, Martha Catherine Kirk, and their six sons. Like most of Bluffton, the Pritchard House was burned by Union forces in 1863. In the mid-1890's Charles Teft Pritchard, one of Dr. Pritchard's sons, built a Carolina-style farm house with Queen Anne elements on the site of the original home. After being abandoned and overgrown for more than 50 years, the Pritchard House has since undergone remarkable renovation work that saw two wings added to the house along with modern upgrades and amenities.

Peter Lamb and Lucy Scardino discovered the property on their honeymoon in 1995. They acquired the property and restored/renovated the home, including modern amenities while remaining sympathetic to the original. Flanking wings on the east and west were added following guidelines for the restoration of houses listed on the National Register of Historic Places. Beekman Webb of Beaufort, an acknowledged preservation expert, was the contractor for the project.

The entire structure was heart pine with 12-foot ceilings paneled with 6" beadboard. The high ceilings are designed to allow the tropical heat to rise and the cooler air below the pier raised structure to flow in through tall windows that disappear into wall pockets. These windows encourage direct access onto the front (riverside) porch where views of the river are uninterrupted. Four rooms, each with a fireplace, flanked the grand hall, wide enough at the entrance to be a formal living room. The house was canted to face directly into the prevailing southwest breeze. Also, the back rooms away from the river had been built 4 feet wider than the front rooms. This ingenious concept was copied for the addition of the wings, and each wing is connected to the house by a breezeway preserving the wind catcher flanks of the back room so they capture the breeze and the view.

Other buildings on the property were saved and relocated. The original guest/boarding house was moved, renovated and now functions as a 5-star Airbnb cottage.

Property Aerial



Property

1.12 Acres

May River Frontage

Private Location

Small Pocket Memorial Park Next Door — (*Brick Walkway and 3 Benches for Private Reflections Overlooking the May River*)

Short Walk or Golf Cart Drive to Downtown Bluffton
Parks and Community Center

Dock/Pier (*In Good Condition*)

Deep Water — Available 24/7/365

Water Source at Entrance & Floating Dock
Covered Sitting Area (10' x 10')



Garden Shed

Originally the Main House detached kitchen. During the 1990's restoration/renovation it was moved to the current location and used as a wood turning workshop, later converted into a garden shed.



River Life



Estate Home Exterior Features

Heart Pine Siding and Functioning Shutters

Galvanized Metal Roof (1996 — *Replacement Panels in 2018*)

Large Front Porch Overlooking May River

Ceiling Fans and "*Haint Blue*" Beadboard Ceiling

Large Back (*Guest Entrance*) Porch

Covered Owner's Entrance Porch

Side Kitchen Porch

Front Kitchen Porch Overlooking May River

Primary Bathroom Porch

Outdoor Shower

**Haint Blue is a popular color for porch ceilings in the Lowcountry. The color is said to have originated with the Gullah Geechee people.*



Estate Home Interior Features

Built 1890 — Additions in 1990's

2,523 Sq Ft HLA

3 Bedrooms (*Per Appraisal, one room w/Armoire*)

2 Full Bathrooms

Living Room/TV Room

Large Kitchen w/Dining Area and Sitting Area

Office/Bedroom

Mud Room/Owner's Entrance

New Herringbone Brick Floor

Large Coat Closet

Bookcases

Heart Pine, Oak & Tile Floors Throughout

Functioning Transom Windows Over Most of the Interior Doorways

Plantation Shutters

4 Fireplaces w/Antique Handmade/Carved Heart Pine Wood Mantles & Original Brick — All Decorative with Exception of Electric/Gas in Office

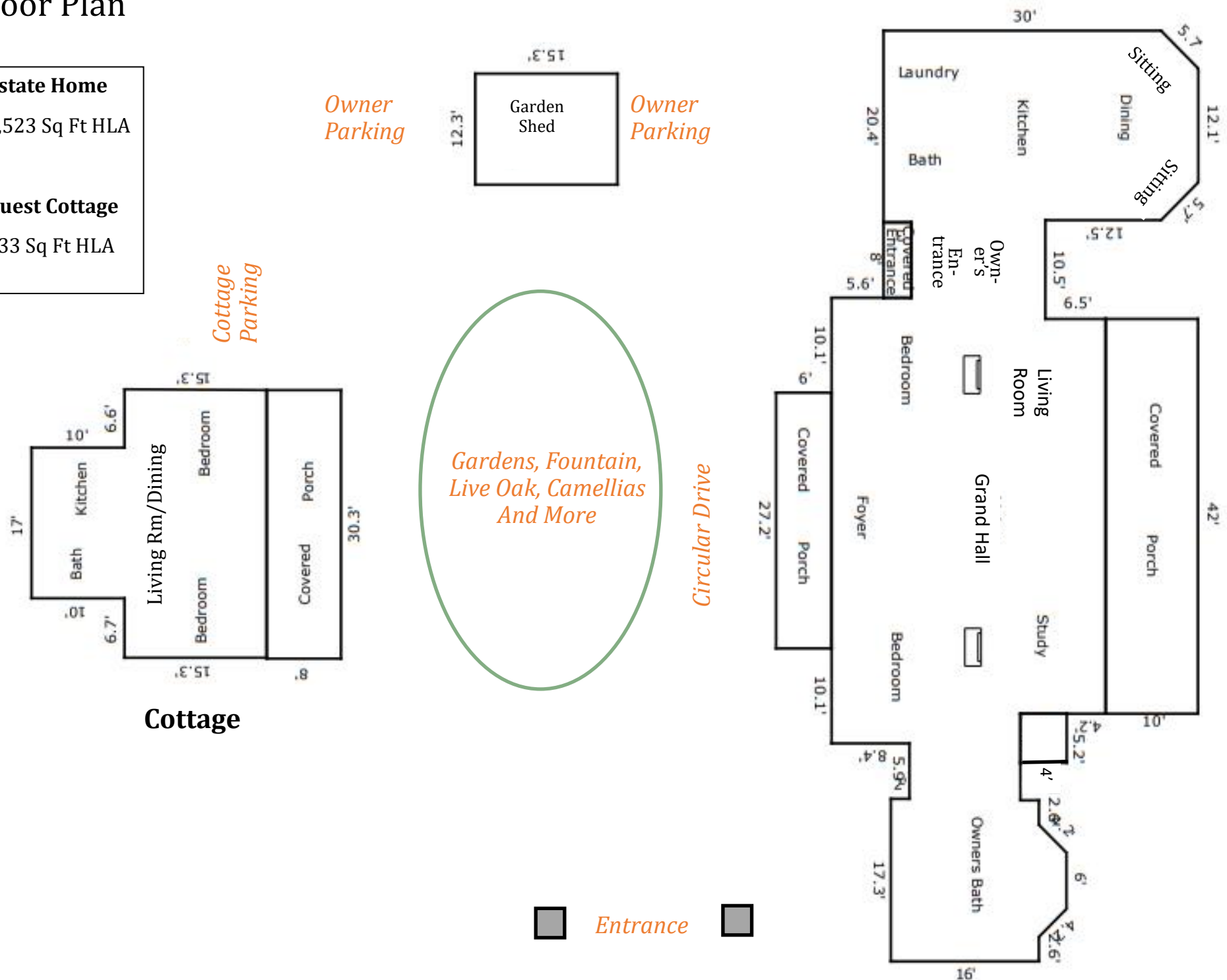
4 (2 sets of 2) 7' Windows (*Retract from floor to interior wall*) Opening to Covered Porch — Designed to Open the Home Seasonally for Breezes Provide Easy Access to the Front Porch



Floor Plan

Estate Home
2,523 Sq Ft HLA

Guest Cottage
633 Sq Ft HLA



Entrance



Foyer/Grand Hall

Front Door — Original Double Doors w/Glass Panels, Transom
and New Bronze Hardware by Charleston Hardware

French Antique Crystal Chandelier

5" Heart Pine Hardwood Floors

12' Beadboard Ceilings

Chair Railing

Piano (*Included*)

Archway to Center Hall

Original Living and Dining Areas

Back Door — Solid Black Walnut Door w/Glass Panels and Transom

Sightlines to May River Through French Doors Opening to Front Porch



Living/TV Room

Fireplace

Wrought Iron & Brass Iron Dogs

Antique Hand Carved Mantle

7' Floor Windows — Retract into Wall

Game Closet w/Solid Shelves

Plantation Shutters



Office/Guest Bedroom 3

Hunter Original Cast Iron Ceiling Fan

Black Walnut Built-In Armoire

Heart Pine Built-In File Cabinets & Bookcase Wall

Plantation Shutters

7' Floor Windows — Retract into the Wall

Fireplace

Hand Carved Heart Pine Antique Mantle

Plumbed for Gas, w/Electric Fireplace Insert





Mermaid by the Sea
By: Lillian Heyward

Kitchen/Dining Area

Dining Area and Sitting Area

Reclaimed Rough-Cut Wood Beams from Savannah Warehouse

Stainless Steel Appliances

- Bosch Gas 5-Burner Cook Top

- Viking Hood & Heat Lamp (2021)

- Fisher Paykel Dishwasher (2023)

- New Viking French Door Refrigerator w/Bottom Freezer

- Large Viking Wall Oven w/French Doors (2021)

- Viking Microwave

Large Center Island

- Cabinets & Drawers

- Glass Covered Inlaid Top “Mermaid by the Sea” by Local Artist Lillian Heyward

Kitchen Hall w/Niche (*Armoire/Pantry Included*)

Wrought Iron Wall Sconces

Heart Pine Cabinets (94" Height)

- Full Glass Display Cabinets

- Pull Out Shelves

Roman Shades

Kitchen Porch

New Mahogany French Doors w/Transom & Large Sidelights



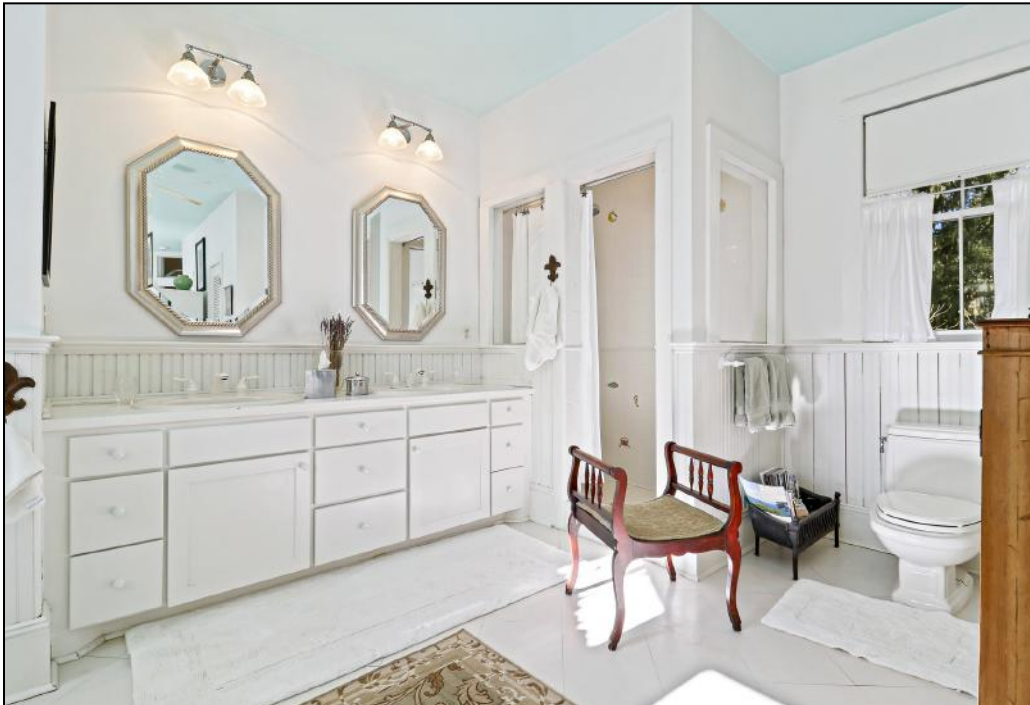
Primary Suite

Bedroom

3 Entrances to the Bedroom, Including Primary Bath
Hunter Original Cast Iron Ceiling Fan
Fireplace w/Antique Hand Carved Heart Pine Mantle
and Original Brick Hearth

Bathroom

Tile Floor
Tile & Glass Shower w/Rain Head
Dual Vanity
Bidet
2 Walk-In Closets w/Shelving
Storage Closet
Tile Surround Jetted 2-Person Tub w/Handheld —
Overlooking River & Live Oaks
Dressing Area
Door to Outdoor Shower
Wall of windows
Half Wall Bead Board Accents
Ceiling Fan



Guest Bedroom/Bathroom

Guest Bedroom

3 Doorways/Entrances

Shutters

Heart Pine Floor

Fireplace w/Hand Carved Heart Pine Mantle

Hunter Original Cast Iron Ceiling Fan

Guest Bathroom

Renovated 2020

Frameless Glass & Tile Shower

Tile Floor

Kohler Plumbing

Pedestal Sink

Large Linen Closet



Owners Entrance/Mud Room

Owner's Entrance

New Herringbone Brick Floor

Large Coat Closet

Bookcase Included — (Purchased for Space)



Laundry Room

New Shaw Biscuit Farmhouse Sink & Kohler Spray Faucet

Honed Granite Countertop

Heart Pine Custom Cabinets

Desk/Folding Counter & Under Counter Lights



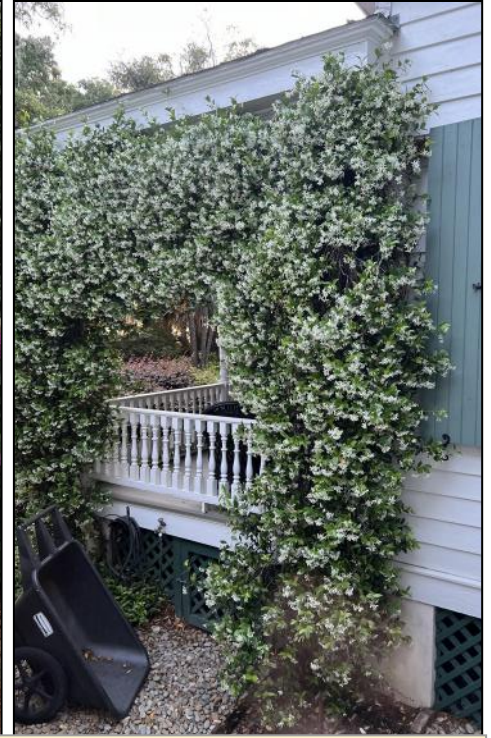
Gardens/Landscaping



New Seashell Entrance Columns — Constructed to Accommodate a Gate (*Wired and Permitted*)
Crushed Limestone Driveway & River Rock Pathways Among the Gardens
12 Large Moss-Covered Live Oaks, Some w/Resurrection Ferns
Pathways Meander Among the Extensive Year-Round Landscaping
2 Producing Lemon Trees, Blood Orange Tree and Blueberry Bushes
Herb Garden
Water Features
Fountain Between Guest House and Main House (*to be enjoyed from both porches*)
Front Yard Fountain to be Enjoyed Under the Live Oaks Canopy



Gardens/Landscaping



Paper Plants, Hydrangeas, 43 Camellias, Red Spider Lilies, Amaryllis, Lily of the Nile, White and Yellow Jasmine, Star Anise, Arbor w/Lady Banks Roses, Holly Ferns, English Boxwood Maze, Bear's Breeches, 3 Varieties of Colocasia, Chameleon Plants, Firebush, Various Perennials & Bulbs...and many more Garden Gems



Guest Cottage

The cottage was moved from its overgrown location to the current site during the 1990's work on the property. Originally Mrs. Pritchard utilized the cottage as a three-room boarding house, explaining the three front porch doors. Some 10 years after the Pritchard House (c.1890) was built, Mrs. Pritchard found herself widowed with 5 children, and in perilous financial shape. She decided to open a boarding house to support her and her family, and constructed a 3-room cottage with a large porch. Each room opened onto the porch, facing the prevailing WSW wind. The cottage was constructed entirely of Long Leaf Heart Pine.

Boarders took their meals in the big house dining room, prepared in the Summer Kitchen (*what is now the garden shed*). Summer Kitchens were detached from the house and sitting in the lee of the building to prevent kitchen fires damaging the main building. They also helped keep the main house cooler.

Today the Cottage is used as an Airbnb (*5 Star Guest Favorite Destination*).

Built 1905 — Renovated 1996

633 Sq Ft HLA

Metal Roof

Tastefully/Comfortably Furnished — Ready for Occupancy

Freshly Painted Wood Exterior

Rocking Chair Front Porch w/New Durable Ipe Wood Steps
and Ceiling Fans

Wheelchair Accessible Ramp

Original Bead Board Walls & Ceilings

New 5" White Oak Floors in Kitchen and Living Room

Living Room w/Dining Area

6 Pane Glass Windows w/Shades and Belgium Linen

Drapes

Kitchen

Stainless Steel Bosch Dishwasher (*new*)

GE Microwave

Stove w/Nutone Exhaust Hood (*new*)

Refrigerator



Bathroom

Pedestal Sink

Clawfoot Tub/Shower

Guest Bedrooms, Each w/Private Exterior Door/Storm Door

New Carpet (Berber)

Separate Parking Area for Guests

Guest Cottage



Mechanicals

Security System (*Hilton Head Security*)

Spectrum Internet

Well For Irrigation/City Water

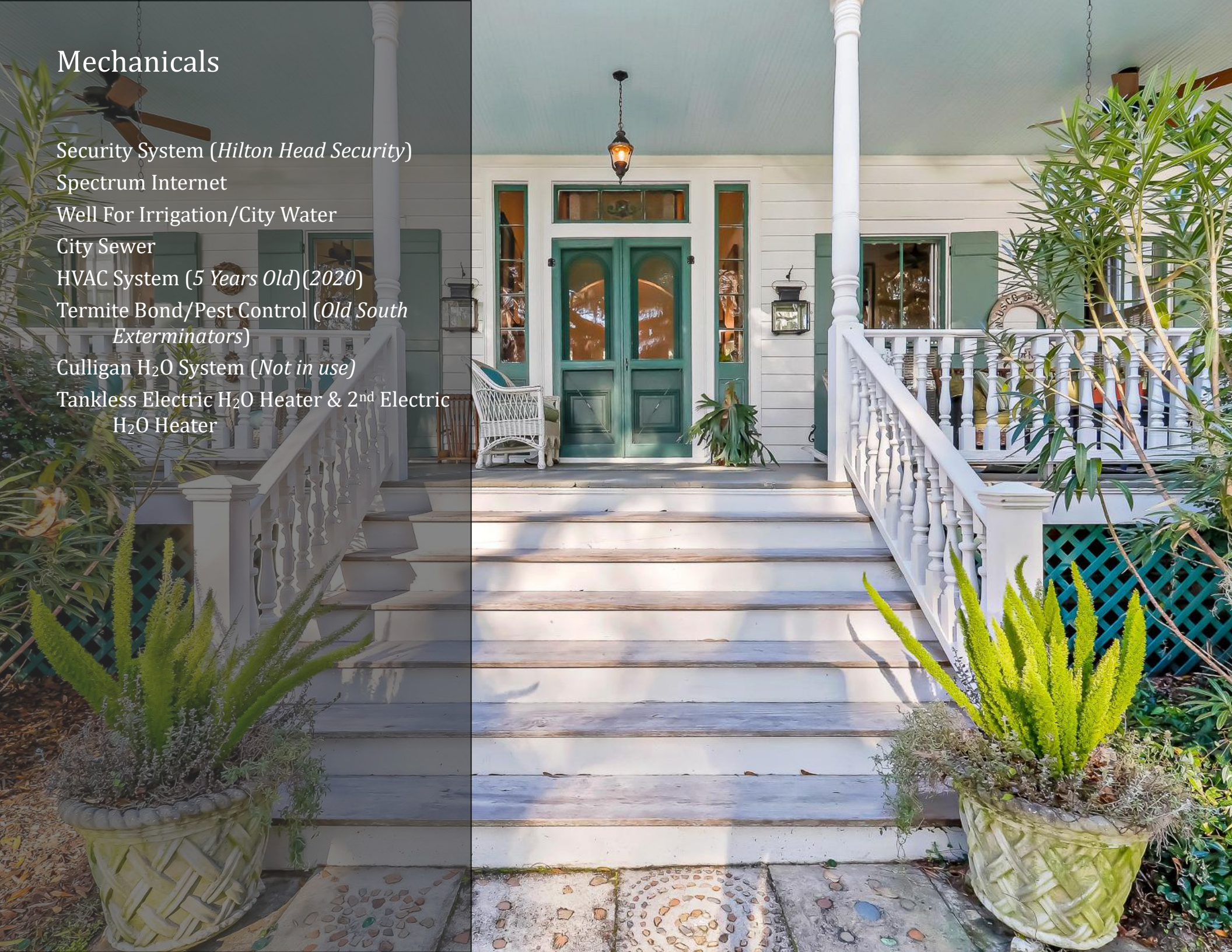
City Sewer

HVAC System (*5 Years Old*)(2020)

Termite Bond/Pest Control (*Old South
Exterminators*)

Culligan H₂O System (*Not in use*)

Tankless Electric H₂O Heater & 2nd Electric
H₂O Heater









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