PRIVATE ISLANDS INC.

LOBLOLLY

TORTOLA, BRITISH VIRGIN ISLANDS



7 ACRES · FREEHOLD

10,000 SQ FT · SINGLE ROOF

18.397°N 64.644°W



THE ESTATE

At a Glance

LOCATION	South shore, Tortola
TENURE	Freehold
LAND AREA	7 acres
RESIDENCE	10,000 sq ft
BEDROOMS	4 king bedrooms
HILLTOP	817 ft

A 60-FOOT SALTWATER POOL

A 60-foot, 60,000-gallon saltwater pool and pool house set in flat lawns above the channel.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
7 acres

TENURE
Freehold

RESIDENCE
10,000 sq ft

HILLTOP
817 ft

WATERS
Sir Francis Drake Channel

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REGION — BRITISH VIRGIN ISLANDS

A British Overseas Territory of protected anchorages and short island hops, the BVI is the Caribbean's sailing capital. Foreign buyers acquire through a Non-Belonger Landholding Licence, and Tortola — the largest island, seat of Road Town — carries its finest houses along the south shore.





THE GREAT HOUSE

A Caribbean Great House

Powder-blue walls, pristine white railings and classic stonework give the house a European flair with a Caribbean sensibility. At 10,000 square feet under a single expansive roof — a plan the listing calls unique for the BVI — it has been comprehensively renovated while keeping its original architectural integrity.

THE ARRIVAL

Up the Garden Road

A gated, private paved road winds through mature gardens to the entrance court. Inside, a double-height entrance hall and a sweeping grand staircase set the scale of the house — a formal arrival for a residence built to entertain.

RECEPTION

Four Reception Rooms

The ground floor holds four generous reception areas — a formal dining room, a library, a drawing room and a sun-drenched day room — served by a hand-built chef's kitchen in mahogany and cedar with white quartz countertops and premium stainless appliances.

ACCOMMODATION

Four King Bedrooms

Upstairs, four spacious king bedrooms open through French doors to a wrap-around veranda. The primary suite adds an extensive walk-in dressing room and a spa-like ensuite with a soaking tub and separate shower, over ipe hardwood floors.





LAND AND WATER

Flat Lawns, Open Channel

Loblolly's rarity is its topography: nearly flat, lush lawns on mountainous Tortola, laid out around the house on its hilltop spur. Shaded verandas and tiled patios wrap the residence and take in a 270-degree panorama of the Caribbean Sea and the outer islands of the Sir Francis Drake Channel, while the seven acres carry mature tropical gardens and a dedicated herb and vegetable garden. Below the lawns, the estate's pool terrace steps down toward the channel shore.

KNOWN FOR

The flat hilltop lawn — a level seven-acre plateau above Nanny Cay with a 270-degree view across the Sir Francis Drake Channel.

DAYTIME HIGH ±86°F · NIGHT LOW ±76°F



BY ROAD

Minutes from Road Town

For all its privacy, the estate sits minutes from the island's hubs. Nanny Cay Marina, the BVI's world-class yachting centre, lies one mile straight-line to the east, and Road Town, the capital, is two miles to the north-east — the listing's own pairing of seclusion and convenience.

THE GATEWAY

Beef Island & the Channel

Terrance B. Lettsome International Airport on Beef Island, bridged to Tortola's east end, is about eight miles straight-line away. Across the water, Peter Island lies five miles to the south-east — the first of the channel islands that fill the house's panorama.

DISTANCES — STRAIGHT LINE

Nanny Cay Marina 1 mi · Road Town 2 mi · Peter Island 5 mi

7 ACRES • ONE GREAT HOUSE • 270-DEGREE CHANNEL VIEW

LOCATION

On the Map

SOUTH SHORE, TORTOLA • BRITISH VIRGIN ISLANDS



GALLERY

The Estate in Frames



The wrap-around veranda



The drawing room



The chef's kitchen



A king bedroom suite



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

LOBLOLLY

TORTOLA, BRITISH VIRGIN ISLANDS

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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