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BENBECULA HOUSE

Providenciales, Turks and Caicos Islands

MLS# 2600718

$3,500,000













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Set 30 feet above the turquoise waters of Chalk Sound, Benbecula House is a rare waterfront residence offering exceptional privacy, direct access to the Sound and approximately one acre across two adjoining waterfront lots. The property's natural topography creates a remarkable setting, forming a private valley around the residence before descending to a picturesque cove at the water's edge. A limestone pathway winds through mature tropical grounds to a waterfront patio, approximately a two-minute walk from the house, with direct access to the calm waters of Chalk Sound. Kayaks, paddleboards and small boats can be launched from the cove, making the water a natural extension of the property. Unlike the single-lot configuration typical of many neighbouring properties, Benbecula's two lots create a natural amphitheatre around the home, providing an unusual sense of space, privacy and separation while capturing expansive views across the vivid turquoise Sound. The two-level residence offers three bedrooms, each with an ensuite bathroom. One bedroom is located on the ground floor, while two upper-level bedrooms open onto private balconies overlooking Chalk Sound. Generous living and dining areas flank the central pool terrace, with large windows and sliding glass doors drawing natural light into the home and connecting the interiors with the pool, gardens and views. At the heart of the residence is an infinity pool and expansive terrace overlooking the Sound. The kitchen features generous counter space, extensive storage and a breakfast nook. A porte-cochère creates a gracious arrival, complemented by substantial parking and a garage beneath the residence. The majority of the home's walls are constructed from poured concrete. Comprehensively renovated in 2021 by Oro Bianco Studio London, Benbecula was reimagined as a refined yet relaxed island retreat, with interiors featuring Ralph Lauren and Restoration Hardware furnishings. Improvements include upgraded bathrooms, replacement storm-resistant UV-protected windows, a new roof completed in 2022 and a new chlorine infinity pool completed in 2026. Offered with the residence and adjoining vacant waterfront lot to the west, Benbecula combines space, privacy and direct access to one of the Turks & Caicos Islands' most extraordinary natural settings.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600718**	**Single Family Home**

Key Details

Width	Bed	Bath	View	Lot Size
232	**3**	**4**	**Ocean View, Ocean Front**	**0.93 Acres**

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Year Built	Sq Ft
1991	**3,618**

Property Features

Access **Asphalt**	Construction **Concrete**	Cooling **Split**	Drive Way **Concrete**
Exterior Features **Balcony, Pool Inground**	Foundation **Slab**	Interior Features **Cable, Dishwasher, Refrigerator, Washer/Dryer**	Lot Features **Landscaped**
Parking Types **Carport, Garage**	Pet Restrictions **Yes**	Waste Disposal **Septic Tank**	Water **Cistern, City Water**

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