

# FOR SALE

## Sugar n Spice



### ESSENTIALS

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PRICE	– <b>US\$1,695,000</b>
LOCATION	– <b>Gibbs, Barbados</b>
TYPE	– <b>House</b>
ROOMS	– <b>4 Bed / 5 Bath</b>
LAND AREA	– <b>24,775 sq. ft.</b>
FLOOR AREA	– <b>5,282 sq. ft.</b>
	– <b>Furnished</b>

### OVERVIEW

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This 4 Bed/5 Bath villa is within walking distance to the famous Mullins Beach.

### WHAT WE LOVE

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- The beautiful gardens with the tropical fruit and palm trees
- The indoor and outdoor spaces
- Perfect for entertaining

Terra Luxury, Newton House, Battaleys, St. Peter BB 26094, Barbados - Tel: 1 622-2618.  
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### DESCRIPTION

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The charming Sugar 'n' Spice villa is located in Gibbs, St. Peter, one of the most desirable areas of the gorgeous west coast. This 4 Bed/5 Bath villa is within walking distance to the famous Mullins Beach and just 10 mins outside of the Hometown area. Built in 1969, in its previous life the property was residence to both a prominent medical practitioner and then a diplomat. It has been completely renovated and extended within the last 10 years, with a newer dining/entertaining pavilion and pool added within the last 5 years. Offering a blend of the modern and traditional, the villa is spacious with excellent living, dining areas and entertainment areas. On entering the home, you are drawn to the informal living area to your left, which opens out to the beautiful gardens with many tropical fruit and palm trees, outdoor dining area and large pool which is circa 36x18 ft. The main home boasts automatic shutters which when open, open the whole wall onto the lovely garden and pool area – fantastic concept and excellent security. There are several other formal and informal dining and living areas in the home, all very warm and inviting spaces that could be setup according to personal tastes. All the main living, dining rooms, landings, kitchen and utility area have ceiling fans, including the dining/pool pavilion. All 4 bedrooms are on the southern side of the house, with three of the four rooms opening on to a deck overlooking and leading onto the pool area. The master bedroom along with two of the guest bedrooms are en-suite, whilst the fourth bedroom shares a well-appointed bathroom across the landing. All 4 bedrooms are fully fitted with AC units, ceiling fans and electronic personal safes. Storage is ample at Sugar 'n' Spice with all bedrooms boasting fully fitted wardrobes, as well as cupboards in the lower hall for general storage. The property boasts a new, bespoke kitchen imported from Europe with modern appliances including microwave, large dual fuel, range cooker (gas hob, electric fan oven), dishwasher, American style dual fridge/freezer with ice maker and filter water dispenser, as well as a large wine & beer cooler fridge, this flows into a separate breakfast room. There is also an external courtyard off of the kitchen, another lovely space to enjoy an al fresco meal or barbeque. The new and separate outdoor dining pavilion offers an imported, hand-built bespoke kitchen with a European stainless-steel dishwasher and range cooker, with two dining tables and dining for up to 18 people – a fantastic space for relaxing and a barbecue entertaining area. There is also a full bathroom in the pavilion, ideal should this space be converted to living quarters. This pavilion has automatic shutters which secure the area from the elements when not in use. You will find a mix of tropical purpleheart and hardwood floors typical of Barbados throughout the property. Additionally, the tiles used both internally and externally are imported out of Europe. The pool area and the courtyard are paved with 'cool-decking' which even on the sunniest day, is cool to walk on barefoot. Sugar 'n' Spice also benefits from 120 volt + 240 volt electricity supply, both in the main house and the pavilion, thus allowing the choice of American and/or European electrical appliances and electronic devices. The property also boasts high speed fibre optic broadband. At 24,775 sq. ft. the property is fully enclosed with hedges and planting to ensure maximum privacy and includes a secure garage, as well as parking for at least six cars. The large garage also has automatic shutters at the front as well as the rear, with a work bench, and full size sink with hot and cold water for potential laundry facilities. There are two new rainwater harvesting tanks for garden and irrigation water in the front and rear of the property, beneficial in keeping water consumption costs low. Sugar 'n' Spice is being offered fully furnished, not including personal effects and artwork.

### FEATURES & AMENITIES

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- A/C
- West Coast
- Pool
- Ceiling Fans
- Fenced
- Near Beach

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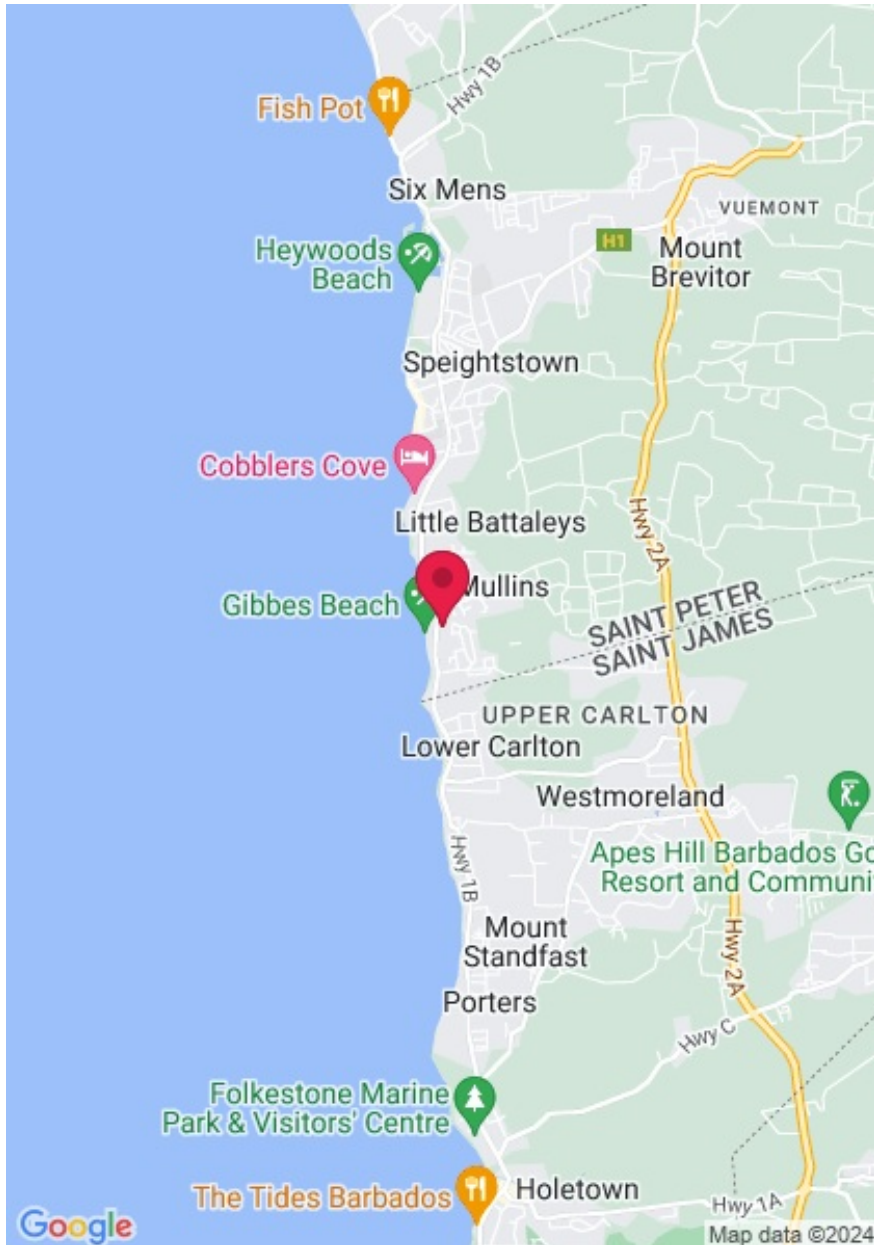
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### MAP



### WITHIN 5 MINUTES OF...

#### Barbados Best Beaches

- 0.2 km Gibbs Beach
- 0.3 km Mullins Beach
- 0.5 km Gibbs Bay
- 1.2 km Cobbler's Cove Beach
- 1.3 km Reed's Bay
- 3.0 km Alleyes Bay
- 3.0 km Heywoods Beach
- 3.3 km Port St. Charles Beach
- 4.0 km Six Men's Bay
- 4.3 km Heron Bay

#### East Coast Viewing Spots

- 1.0 km Wildlife reserve

#### Golf

- 2.9 km Royal Westmoreland Golf Course
- 4.2 km Apes Hill Golf Course

#### Museums & Historical Sites

- 1.9 km Arlington Museum

#### Museums and Historical Sights

- 4.5 km Folkstone Marine Park and Museum

#### Nightlife

- 5.0 km Red Door

#### Polo

- 3.8 km Apes Hill Polo Club

#### Restaurant

- 4.4 km Horny Ram Pub

#### Restaurants

- 0.2 km Sea Shed
- 1.9 km Outpost at 1.11 East
- 1.9 km The Local & Co.
- 2.0 km Little Bristol Bar
- 2.2 km The Orange Street Grocer
- 2.4 km Baia
- 3.0 km Lone Star
- 3.1 km Port St. Charles Yacht Club
- 3.4 km Palm Terrace @ Royal Pavilion
- 3.6 km Pier One
- 4.3 km Coral Reef Club
- 4.4 km The Fish Pot
- 4.4 km The Mews
- 5.0 km Sitar

#### School

- 3.2 km St. Luke's Academy

#### Shopping



- 3.3 km The Shops of Fairmont Royal Pavilion

**Supermarkets**

- 1.8 km Jordans Supermarket, Speightstown
- 4.1 km Trimart Supermarket, Mile And A Quarter

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