



## Vaucluse, Vaucluse House

### Property Highlights:

- Peaceful, Serene Environment
  - Beautifully Designed
  - Coral Stone Walls
  - Orchard
  - Centrally Located
  - Two-bedroom Cottage
  - One-bedroom Apartment
  - One-bedroom Unit
  - Warehouse
  - Old Factory Building
  - Covered Carport Area
- Property ID: 3117DC**

**List Price: US\$ 3,250,000**



3



2



N/A

### Gross Land Area:

N/A

### Net Land Area:

N/A

### Floor Area:

6,000 sq. ft.

## Description

Nestled into the countryside approximately 800ft above sea level is this charming, beautifully restored plantation home set is 5 acres with two superbly renovated apartments cleverly fashioned and created out of areas of the old factory building. The workmanship and design on the house and the units are worthy of an episode in the "My Old House" series on HG TV where fabulous restoration and DIY properties are brought back to life by their owners. The property also boasts several out buildings and a large older warehouse that was previously used for kitchen furniture manufacturing.

Located just 7 minutes from Warrens and 12 minutes from Holetown, the property enjoys easy access to shops in Welches, the west coast, the highway and the north and east of the island.

Originally built in the early 1800's the house is sturdy and filled with charming artifacts from the old sugar cane factory that form part of this enchanting property. The features have been painstakingly put together by the owners to fill the original rubble, coral stone walls which have been repainted and rendered to offer a classic natural finish to this period home. The original pitch pine pickled floors, stone walls, fine hand-built-furniture and original paintings give the property an authentic plantation feel that is captivating.

The kitchen boasts a built-in coal fire brick BBQ, a Vulcan Commercial 6 burner gas cooker and a Sub-Zero fridge freezer. Fresh produce from the garden orchard includes avocados, mangoes, cherries, breadfruit, bananas, limes, golden apples and sour sop when in season.

Water used at the property is heated by the sun, irrigation for the plants is captured from the roof and a 35KW Generator is on hand to offer back up electrical supply should there be an interruption in service. The garden boasts an array of tropical plants including heliconia's, ginger lily's, torch ginger, palms and ferns.

Some of the outbuildings on the property have been converted by the owners and the ruins of the old factory await a new owner with the imagination to carry on the restoration works that have already been completed. There are also converted stables next to the house that offer an office, a studio and a small apartment.

The accommodation includes:

### **Main Plantation House**

#### **Main floor**

- Entrance porch and patio
- Living room
- Dining room
- Drawing room
- Kitchen
- Patio with dining
- Master bedroom
- Bedroom 1
- Bedroom 2
- Main Family Bathroom
- Second Family bathroom

#### **Ground floor**

- Laundry
- Storeroom
- Gym
- Pool and deck

### **Orchard and garden**

#### **Factory Apartment 1 on two floors**

- Two bedrooms
- Two bathrooms
- Open plan kitchen/living room
- Patio
- Parking

#### **Factory Apartment 2 Ground floor apartment**

- One bedroom
- One and a half bathrooms
- Kitchen living room
- Patio

**Stable apartment**

- One bedroom
- One bathroom
- Kitchen living area

**Large Warehouse 25,000sqft**

**Old factory building**

- Walls and old beams
- Covered Parking for 8 cars

**Factory yard and grounds**

**SALE PRICE: BDS\$6,500,000 US\$3,250,000**

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