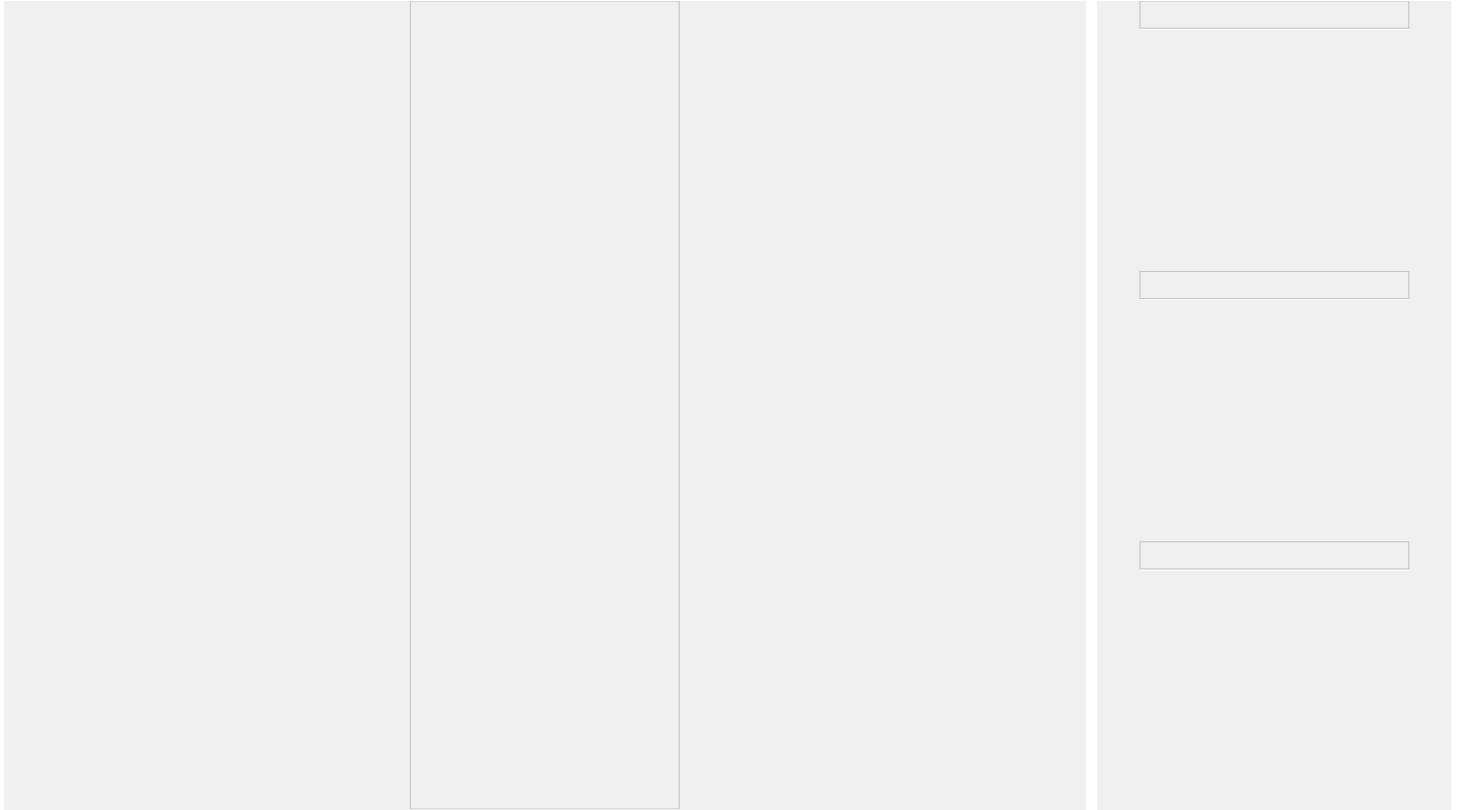


Logo

Chelsea Road, Rylands

Chelsea Road Barbados



Chelsea Road, Rylands

Property Highlights:

- Residential (possible commercial appeal)
- Short Walk to Carlisle Bay
- Expansive Wrap-around Balcony
- Fully Enclosed
- One-bedroom Cottage with Income Potential
- Coral Stone Walls
- Plantation Style – Renovated in 2013

Four empty rectangular input boxes.

4 3 N/A

Gross Land Area:

37,026 sq. ft.

Net Land Area:

N/A

Floor Area:

3,650 sq. ft.

Property ID: 3501SD

List Price: US\$ 1,200,000

Office 6 Canewood Industrial Park, Canewood, St. Michael, Barbados

Tel: 1 (246) 537-6633

Email info@cipcaribbean.com Web www.cipcaribbean.com

Description

This spacious plantation-styled Barbadian property built Circa 1780 was likely the home to a wealthy merchant trading in goods shipped from the port of Bridgetown just a couple of miles away. Currently classed as residential, because of its proximity to Bay Street, The Garrison, and the commercial activity and development in the area, we believe there would be a strong case for the property to be used as a commercial property should a new owner wish to request a Change of Use from Town Planning. Constructed of thick coral and rubble stone walls, it retains much of its original charm although it was completely renewed and updated in 2013 with a new roof and ring beam. At the same time the plumbing and electrical were replaced or upgraded, wooden sash and louvered windows were refurbished or custom built and replaced and the wooden balustrades, handrails and uprights to the wrap around patio completely replaced. The original pitch pine hard wood floors are in superb condition with Kabukalli wood in the office. The property is located just a few hundred meters from arguably one of the best beaches in the Caribbean in the naturally beautiful Carlisle Bay and only a few minutes from Bridgetown on the edge of the historically protected Garrison Savannah. With fully enclosed, spacious grounds in a peaceful and very private setting, the property lends itself to being developed as a superb business headquarters or for use as a legal practice or medical facility.

The main house has 4-bedrooms and 3-bathrooms with a one-bedroom cottage offering additional space or income potential. The main house is characterized by its spacious wrap-around balcony, perfect for outdoor relaxation with the traditional coral stone walls that keep the interior naturally cool.

The living area boasts several traditional double doors that open to the wrap-around balcony, providing an airy and open feel, while maintaining the charm of the house's original design. The 4th bedroom, located on the lowest level, features an en-suite bathroom that connects to a cellar. It also has its own private door leading to the outdoors, enhancing privacy and functionality.

A unique feature of the property is the natural water tank, which is fully fitted and can be converted into either a swimming pool or a koi pond, offering added versatility.

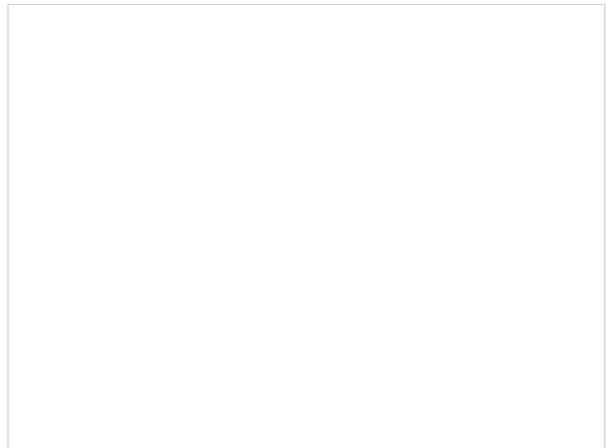
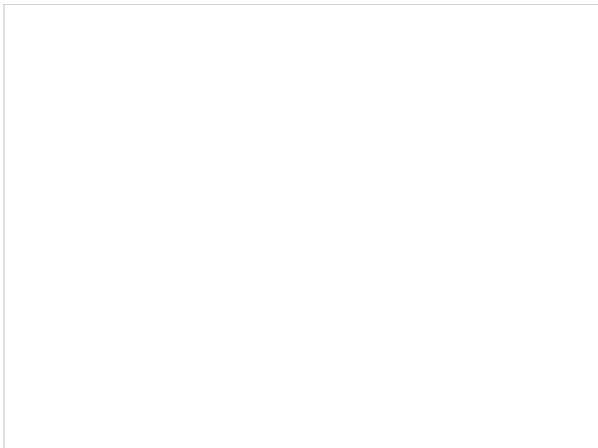
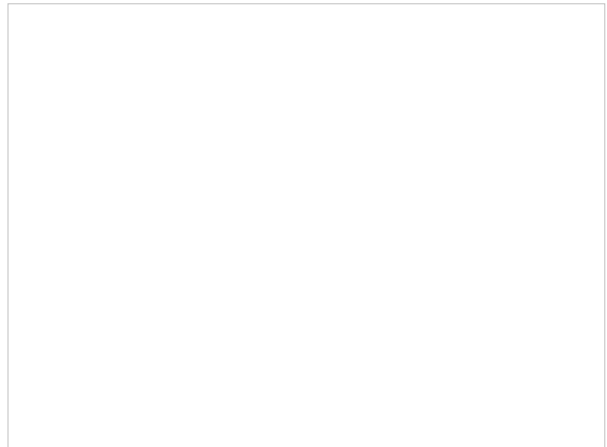
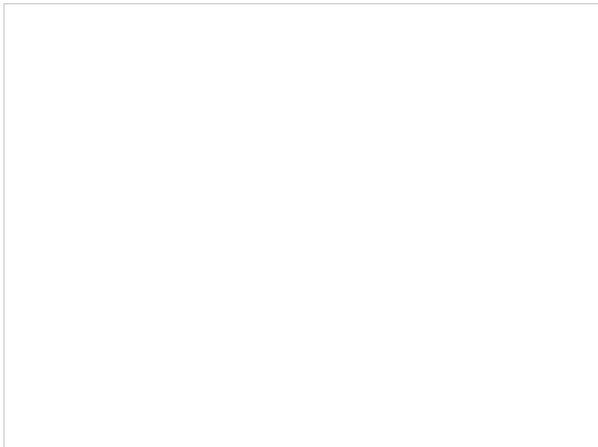
This property is ideal for residential or commercial use and has just been painted and freshened up in preparation for sale making it move in ready for a new purchaser.

SALE PRICE: BDS\$2,400,000 – US\$1,200,000

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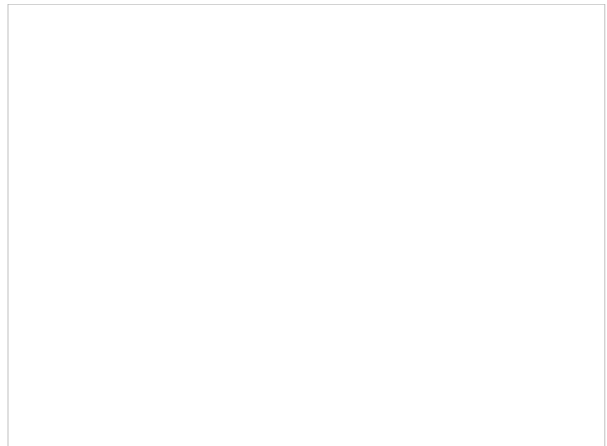
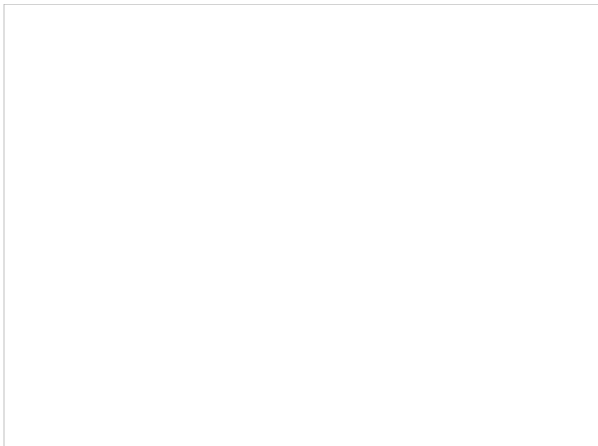
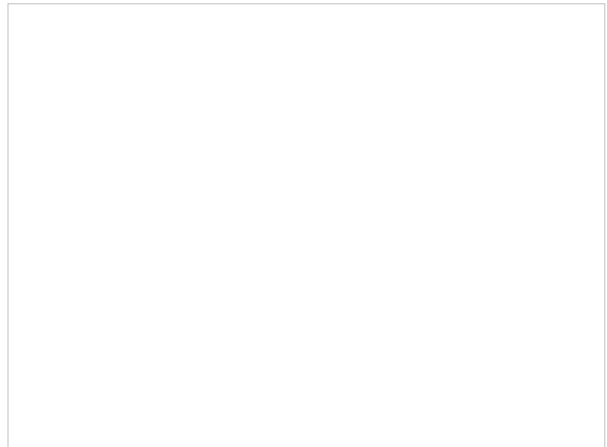
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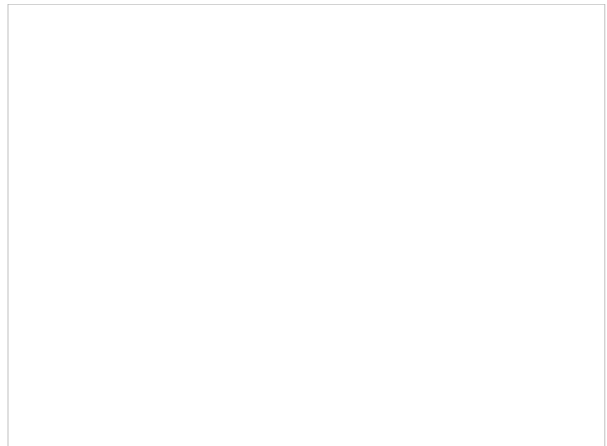
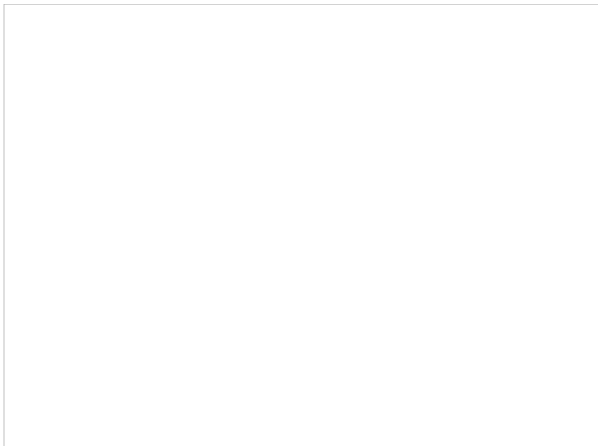
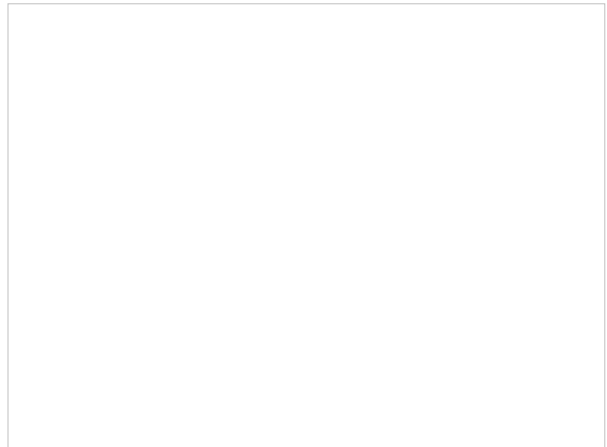
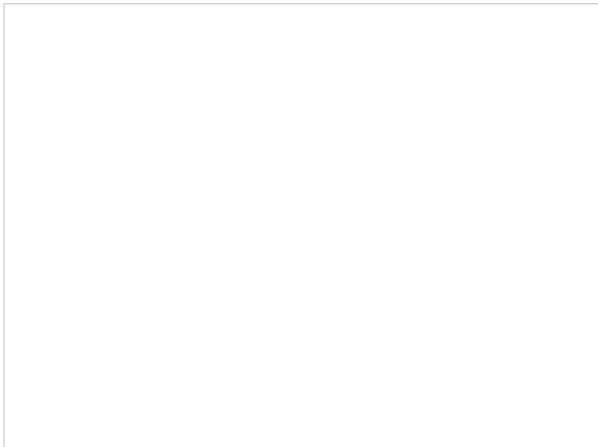
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