



JAMESTOWN PARK NO. 10, HAKUNA MATATA, HOLETOWN



Saint James, Barbados

Situated just minutes' walk from the most prestigious west coast beaches, bars, restaurants and shopping "Hakuna Matata" (translated means 'no worries') sits proud on her elevated freehold 9,016ft² lot of private lush land in an offbeat cul-de-sac.

Completely refurbished inside and out in summer 2025, three-bedroom, three bathroom "Hakuna Matata" is being sold as is; furnished, complete with pots and pans. 'No worries', just bring your clothes!

1. INVESTMENT OPPORTUNITY:

- Jamestown Park is a superb investment location in Holetown, St James.
- This full of character and charm property is an idyllic private home

or

- holiday/ long term retirement villa

and/or

- a unique vacation rental property. The expected holiday letting rates of this property are USD \$700.00 to \$1000.00 per night

or

- long-term leasing, perfect for management of the nearby 5-star resorts.
- Breezy "Hakuna Matata" has low running costs and is not governed by any Home Owners Association hence no additional fees.
- This distinctive villa sits high up near the end of a no through traffic road.
- The attention to detail on this handcrafted home and its grounds is second to none.

2. THE STRUCTURE:

- This solid dwelling is about 20 years old and like most buildings of this nature, not showing her age at all.
- The interior floor area is circa. 2,200ft². feet.
- “Hakuna Matata” is predominately comprised of hardwoods: red cedar, purple and green heart all of which are resistant to fungal decay, damp, termites, extreme weather etc.
- The steep pitched gable roof has provided perfect resistance to high-speed wind events. The roof, and other, is all secured with hurricane straps.
- The windows and doors are double-glazed (except for one) and complete with insect screens.
- Hakuna Matata has a security door/window alarm system, fire alarm system and security cameras.

3. UTILITIES:

- The property has its own rainwater catchment system and four large water tanks. It is also linked to mains water.
- The exterior is lit by solar lights; there are three electric lights available for use too.
- There is inground high speed internet.
- Solar hot water throughout.
- AC throughout.

4. INTERIOR DOWNSTAIRS:

- All the floors are of real wood.
- There is a genuine beamed ceiling throughout the ground floor.
- To the east is an open plan kitchen and dining area.
- The west side of the ground floor is a full-length lounge with 6ft sliding glass doors that open onto the enchanting, secluded, shaded, north patio with its large manicured tropical garden.
- To the north of the downstairs is a laundry with full bathroom.
- Additionally, there are two large storage spaces on the ground floor.

5. THE STAIRWELL:

- The staircase is solid wood and its walls are hand painted local artwork - that never fails to bring a smile.

6. INTERIOR UPSTAIRS

- The upstairs has wooden floors throughout.
- The large master bedroom has recessed storage; its ensuite is complete with alcove bath tub/shower and garden view.
- There are two more breezy and light bedrooms both with recessed storage. One of these bedrooms is currently being used as a dressing room/office.
- There is another separate shower/toilet room.

7. HOUSE EXTERIOR and GARDEN:

- “Hakuna Matata” is fully enclosed and has natural security as well – cactus.
- The grounds provide ample off-road parking.
- The rear, large, very private patio is tiled. Above its wood ceiling is hidden, lit, waterproof, outdoor storage. This patio is a beautiful secluded space to dine, socialize, study, remote work, relax, play or just lay on the hammock gazing out at palms and stars.
- Garden to kitchen: there are coconut trees, banana trees, bay leaf, Bajan cherry, aloe vera and more.
- In the gardens are tropical delights such as bright and beautiful Pride of Barbados, Ixora, Hibiscus,

Heliconia, Crotons, Elephant Ears and much more.

- Thanks to considerable investment, the grounds are full of strategically planted palm trees: Macarthur Palms, Ruffled Fan Palms, Travellers' Palms, Foxtail Palms, Fish Tail Palms etc.
- Above the cedar logs of the front deck is beamed, and with local hand painted artwork.
- Under the full length of the front deck is more storage.
- On the west side of this amazing villa the AC units are protected by metal handmade palm artwork and handmade green heart cupboards – more storage.
- The shaded east side of the property is the 'work zone', potting etc here again the AC units are protected.
- All around the exterior of the house are waterproof electrical outlets.
- There are three installed taps, two of which have hose pipes and there is a fourth option installed. Whether it is washing the sand off your feet, cleaning a vehicle or watering some exotic plants, it is all easy at Hakuna Matata.

8. MORE FOR YOUR MONEY:

- This fairytale home comes complete with most artwork, decorations, mirrors, handmade decorative pavers etc.
- Please ask for the long-itemized list of everything included in the advertised price e.g. stove/oven, fridge/freezer, washer, drier, three-seater couch, arm chairs, flat screen tv, beds, tables, chairs, hammock, window blinds, crockery, glasses etc.

9. ROOM FOR GROWTH:

- There is more than adequate space to add a swimming pool/jacuzzi/hot tub of your choice. Plus, given there are four large rainwater tanks, your pool/s can be filled for free.
- The current structure could be extended, especially to the east and north (rear), both upstairs and downstairs.
- There is sufficient land to build a separate house, cottage, studio, and/or car port/garage etc
- It is understood that solar panels can be added to the north (rear) roofs.

More Information

Sale Price:	\$795,000 US
Property Reference:	S115
Amenities:	View this listing for more details
External Link:	



Property Type:	House
Bedrooms:	3
Bathrooms:	3
Land Area:	9,016sq. ft
Floor Area:	2,200sq. ft
Listed:	7 Nov 2025