



## HOPE PARK 4 ACRES OF LAND REDUCED



Saint George, Barbados

### Overview

This is a spacious two storey eco-friendly 3 bedroom, 2.5 bathroom house with a lovely solar powered saltwater pool and a 2 bedroom, 1 bathroom apartment. It is set on 4.09 acres of prime agricultural land in the beautiful countryside in Middleton, St George. The home is ran very efficiently with a grid tied Solar powered electricity system (PV System) which provides enough power to reduced or depending on usage give 0 electricity bills plus make some credit. There are 70 fruit trees on the property which enables the home to be registered as an orchard which gets perks including using water during a drought and discounts to buying fertiliser. The land is separated into two with the home which is fully enclosed on one side and farm land for growing crops on the other. The farm land can be rented to a farmer and the apartment below the main home to make extra income. This great family home has had recent renovations and upgrades but still has room for the new owners to make more changes to increase the value of the home making it an even better investment opportunity.

### Location

This lovely home is centrally located on the Island in breezy St George, which is ideal to get to the South, West and East Coasts. It feels like a serene private countryside haven but this great location is close to many amenities and only 15 minutes to the beach and 20 minutes to Bridgetown. It is also 2 minutes away from one of the Islands best private primary and secondary schools, 'Providence School'.

### Main Home

The main house is on the upper level of the home and has 3 bedrooms and 2.5 bathrooms. It has a large open lounge, with a slightly separated area which can be used as a child's play room/study area or for dining. The living room opens up through double doors onto the covered patio/pool and looks over the lush gardens. There is also another room which is an ideal home office with built in shelving. This room has steps which lead down to the apartment below. On the main floor there is a good sized open plan brand new kitchen, dining area/family room, inbuilt window seating and a built in bar. There are also double doors opening onto the patio and pool. The kitchen has ample custom fitted cupboard space, a breakfast

bar, built in stainless steel appliances including a fridge/freezer, oven, dishwasher, microwave an island with a built in stove top. Behind the kitchen is a large laundry room, storage, a half bathroom and two doors. One door which leads out to the driveway and gardens, and the other into the garage.

#### Main home bedrooms

There are 3 spacious bedrooms which area located from the lounge area up a few steps and down the hall. The hall has plenty of custom made built in storage cupboards. The master bedroom is the largest of the 3 bedrooms and opens onto the patio and pool. It also has a newly renovated modern en-suite bathroom with his and her sinks, a large shower and built in closets. The other two bedrooms have built in closets, ceiling fans and built in window seats. They share use on a newly renovated bathroom which sits between the two rooms.

#### The Apartment

The apartment is self contained and is closed off from the main home by an internal door. It also has direct access from the driveway at the front of the home. It consists of a large open plan kitchen, living and dining area which has double doors leading out to the gardens and its own patio/BBQ area. There are 2 spacious bedrooms and a full bathroom. This apartment is ideal for guests to come and stay or to be rented out for extra income.

#### Outside

This home is fully fenced in with gated access and a driveway with parking for multiple cars. There is a magnificent covered patio and pool deck complete with a water feature cascading into a moderate sized inviting solar saltwater pool. It is surrounded by exquisite gardens with mature varieties of palm/coconut trees, 70 fruit trees including guava, mango and banana.

The property also benefits from its own 1000 gallon water supply, plus 2 solar hot water systems.

#### More Information

<b>Sale Price:</b>	\$695,000 US
<b>Amenities:</b>	
<b>External Link:</b>	



**Property Type:** House  
**Bedrooms:** 5  
**Bathrooms:** 3  
**Swimming Pool:** Swimming Pool  
**Land Area:** 178,160sq. ft  
**Floor Area:** 4,000sq. ft  
**Listed:** 27 Nov 2024