



ESTATE AGENTS, VALUERS & SURVEYORS

Richard Watson MRICS - Chartered Surveyor

Sugarloaf Villa, Monks Hill, Falmouth Harbour, Antigua

US\$ 2,750,000



Sugarloaf is situated in tropical grounds at the end of a quiet cu-de-sac in a commanding position on the coveted ridge-top of Monks Hill in Falmouth Harbour, with breathtaking panoramic views from English Harbour around to Falmouth Harbour and across the Caribbean Sea to the neighbouring islands of Montserrat and Guadeloupe.

With 6-bedrooms and 7-baths in total in the main house and the guest cottage.

The four-bedroom main house is accessed at the upper level from a cobblestone rear parking area via a gated in and out driveway.

The main hallway leads into a 50' wide living room and kitchen and out onto the upper level verandah ideal for entertaining.

The house is built to a traditional colonial Caribbean design with cathedral ceilings and tropical hardwoods with wide wraparound covered verandahs making the most of all year round Caribbean indoor-outdoor living.

One of the bedroom suites is situated on the upper level with the other three suites on the level below.

Travertine steps with wrought iron handrails lead to the pool deck where there is a separate studio with another bathroom.

The pool deck is partially covered by canvas sails providing shade to the sun loungers and barbeque area.

The two bedroom two bathroom guest cottage is set well below the main house, and provides a buffer to any further development below. Accessed via its own private driveway and parking area and with another private covered deck. It is currently rented, providing a useful income.

In the tropical gardens are two cavernous workshops with a separate driveway previously used as a four car garage and underground mechanics workshop. These structures could easily be converted into a gymnasium, games room, media room, artist studio, or as further guest cottages.

The property is offered for sale in meticulously maintained condition, fully serviced with mains electricity a diesel backup generator, hurricane shutters, internet, and water storage cisterns with a total capacity of approximately 35,000 gallons.

Please contact the sole agent Richard Watson for further details and to arrange an inspection.