



# Duffy & Company

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**ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS**

COCOLOBA, NEEDS MUST CIRCLE. FITCHES CREEK, ANTIGUA

PRICE US\$595,000



A perfect Caribbean house located in the quiet residential community of Fitches Creek which some have likened to an English village with its gothic stone church, small green and manicured gardens.

The house is constructed of concrete but clad in timber with window shutters to the pattern of the colonial Caribbean houses and, therefore, has style along with security against the occasional hurricane.

Approached through double entry gates and up a gracious flight of steps to the vaulted entrance hall and living room which is partly open plan to the dining room and kitchen. A large utility room is adjacent to the kitchen and there is a ground floor cloakroom which could easily have a shower added. Also on this floor is a study which could be used as a fourth bedroom.

The vaulted area continues to the first floor with the sweeping staircase and galleried landing off which is the master bedroom with dressing area, en-suite bathroom and two balconies. There are two further bedrooms and a second bathroom.

The villa stands in just over half an acre of well cultivated gardens which includes a variety of storage rooms and sheds plus a studio/workshop with plumbing and electricity and which could be put to a variety of uses including a home office.

The house has a 25,000 gallon cistern, an automatic generator for the occasional power failure and a system to automatically spray for termites. There is an irrigation system in the garden but it may need some maintenance.

St. John's with its shops, supermarkets, offices, multiplex cinema, bars and restaurants is about ten minutes drive as is the international airport.

Coboloba is an excellent property and well worth viewing.

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