

CRASULA HOUSE, HORSFORD HILL, FALMOUTH, ANTIGUA

US\$1,495,000



A classic Caribbean house located in a quiet but convenient position with good access roads and magnificent views over Falmouth Harbour from an elevated hillside position which faces south east to benefit from the cooling south easterly breezes.

Arranged on two floors, the house measures around 4,500 square feet and stands on over an acre of mainly useable garden with the benefit of a 25' x 12' swimming pool.

The accommodation comprises:

UPPER LEVEL Entrance Hall 9'6 x 5'2, Inner Hallway 23'9 x 3'6, Cloakroom/W.C., Lounge 17'2 x 11'2, Main Veranda 26' x 14', Sitting Room 11'9 x 11'2, Dining Room 14'6 x 11'9, Kitchen 13'7 x 13'4, Kitchen Veranda 13'4 x 11'3, Study (air conditioned) 13'4 x 9'6, Master Bedroom (air conditioned) 23' x 17'8 max. narrowing to 11'8 with En Suite Bathroom and Veranda 32'6 x 14'6 max. narrowing to 10' plus 32' x 7'8 side Veranda, Bedroom 2 15'8 x 12' with En Suite Bathroom, Large Workshop 20' x 10', Office 17' x 10' (air conditioned), Cloakroom with Shower & W.C., Courtyard with outside Storeroom 5'6 x 5'3.

LOWER LEVEL Lounge/Dining Room/Kitchenette 26'5 x 14' max narrowing to 11'4, Inner Hallway, Bedroom 3 11'8 x 11'4, Bedroom 4 15'2 x 11'4, Shower Room/W.C..

OUTSIDE Large covered and open wood decks with 25' x 12' Swimming Pool and Pergola. Double Garage 22' x 20', Tool & Implement Store with Laundry, Water Heater and pressurised Water Pump. Covered Drying Area. 5,000 Gallon Cistern. Mains Water and Electricity (220 volt). Septic Tank Drainage. 5.7 KVA backup Generator. Pool Filter and Pump Room.

GARDENS extending to over an acre most of which is useable and is mainly laid to lawn with a large variety of mature trees and shrubs.

The property overlooks adjacent farmland and the waters of Falmouth Harbour, Antigua's prime yachting harbour. English Harbour and Nelson's Dockyard are ten minutes drive and the capital city of St. John's is twenty minutes away.

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