



**Duffy & Company**

+1 268 729 2020

office@duffy.ag

W1607 Woods Mall  
St. John's, Antigua

www.duffy.ag

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

THE COLONIAL HOUSE & GUEST HOUSE, MOUNT JOY, ANTIGUA    PRICE US\$730,000



Located on a hilltop in the centre of the island with views to all points of the compass, this small estate stands on approximately 1.5 acres and offers the opportunity of both home and income.

The colonial style house, as it's name suggests, is very much in the style of 19<sup>th</sup> Century Antigua and whilst it has only a few rooms, lends itself to alteration of the accommodation to add an additional bedroom.

The Guest House is ideally suited to letting either as holiday accommodation or a long term letting. The lower floor, which is currently used as car parking, could be converted to additional accommodation.

Approached through an electric gate over a long drive, the fully fenced property is afforded a large measure of privacy by its location and the surrounding mature trees.

The city of St. John's, with its, shops, supermarkets, bars and restaurants is about 15 minutes drive and the international airport a little less. One of the prime tourist areas of English Harbour and Nelson's Dockyard is about 15 minutes drive to the south and many of Antigua's 365 beaches are within easy reach.

There is sufficient land to add further cottages or glamping style accommodation. A large generator supplies power on the occasional outages.

The properties offer a great opportunity to anyone wish to move to Antigua and have a supporting income.

Price US\$730,000