

Leamington House

Region: Speightstown **Sleeps:** 10

Overview

Within walking distance of the popular Speightstown, guests will stumble across Leamington House. This impressive colonial styled villa is slap in the middle of the private Leamington Estate.

The villa has been newly refurbished & modernised, after it was originally constructed by the established architect - Oliver Messel, who previously resided at this stylish hideaway for his holidays.

Leamington House's most desirable features are its snug & cosy living area, sumptuousness dining area that leads to covered patio that reveals an enclosed garden and swimming pool area. Guests who may struggle with staircases will be happy to know that there is a bedroom on the ground floor. Heading up to the first floor will not only provide delicious views of the garden, but this is where four of the five bedrooms are to be found. All the bedrooms are air-conditioned, with private bathrooms.

The villa has a formidable set if staff who will cater to your every need, whilst bearing a huge smile on their face...it's the Bajan way!

Just to top off what is a truly magical holiday home, guests will be delighted to hear that there is a private pathway that runs straight from the impressive gardens to the white sandy beach.



Facilities

Fishing • Horse Riding • Watersports • TV • Tennis Nearby • Walk to Beach • Scuba Diving • Paragliding • Boat Trips • Air-Con • Golf Nearby • Wi-Fi/Internet • Ground Floor Bed & Bath • Ideal for Xmas/NY • Hairdryer • Villa • Chef/Cook Included • Great Value • Private Pool • Maid Service Included • Beach Nearby • Cots (Cribs) • DVD • Modern • Transfers

Available • Butler Included • Security guard • Ideal for Kids • Ideal for
Teens • Walk to Restaurant • <1hr to Airport • Safety Deposit Box • All
Bedrooms En-Suite • Ceiling Fans • High Chair(s) • Fenced Grounds •
Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities •
Tourist Towns & Villages

Interior & Grounds

The Villa

Leamington House is a 5-bedroom villa, near Speightstown. This is a super choice for a family holiday, as the grounds are enclosed and there is a private pathway to Mullins beach.

Ground Floor

- Double bedroom, with en-suite bathroom
- Dining & living area
- Fully equipped kitchen
- Utility room

First Floor

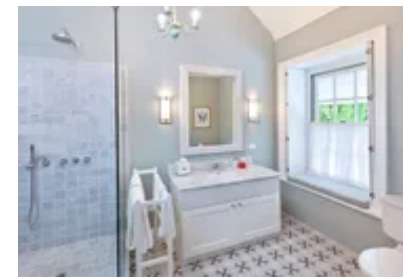
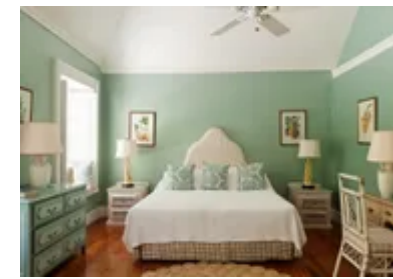
- Master bedroom, with en-suite bathroom
- Two Double bedrooms, with en-suite bathrooms
- Twin bedroom, with en-suite bathroom

Exterior

- Private swimming pool, with Roman steps & ladder access
- Barbecue
- Lawn area
- Outdoor dining & furniture
- Parasols
- Private Parking
- Sun loungers

Additional Facilities

- Air-conditioning
- Televisions
- Wi-Fi internet



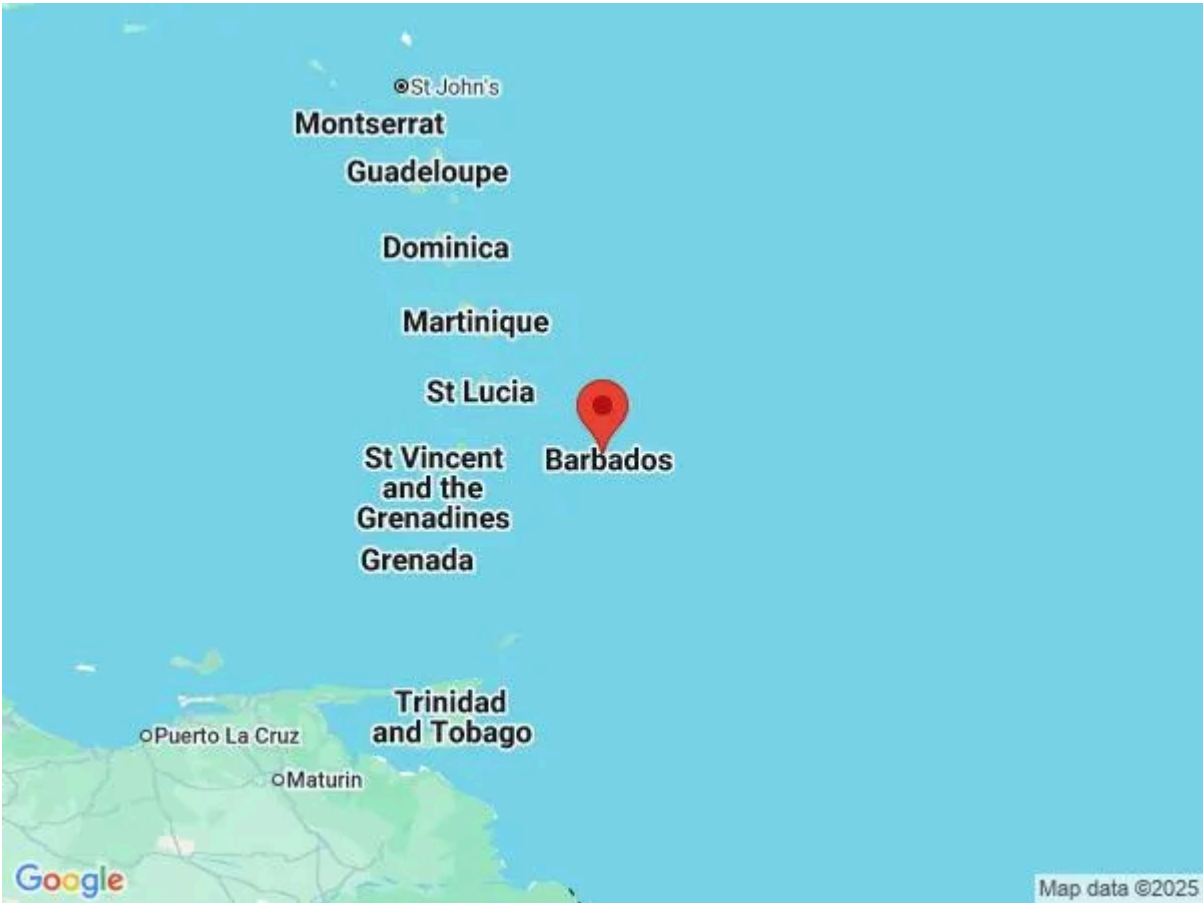
Location & Local Information

When visiting Barbados, the first thing you are sure to notice are the gorgeous and renowned flat white sand beaches. On the west coast of Barbados, miles of coral shore beaches and fine white sands stretch along a hypnotising turquoise sea. The West Coast of Barbados is also fringed with countless breath-taking Coral Reefs to provide excellent snorkelling and scuba diving opportunities. The South Coast also offers something for everyone, and is a curious mixture of the Caribbean Sea and the Atlantic Ocean. Here you can swim in calm waters, snorkel over the inshore reefs and tidal pools, and at the southernmost tip of the island, you can windsurf.

Inland Barbados is delightful to explore, enchantingly quiet and rural, there are endless fields of sugar cane dotted with old plantation houses. Barbados has a rich and interesting history and has preserved and restored many of its historic buildings – you can visit a plantation house for a trip back in time, see the towering lighthouses that once led ships to safety, or explore the historic towns that are an important part of the island’s past and present.

Local Amenities

Nearest Airport	Grantley Adams International Airport (33km)
Nearest Town/City	Speightstown (1.5km)
Nearest Restaurant	(Walking Distance)
Nearest Bar/Pub	(Walking Distance)
Nearest Beach	(Walking Distance)
Nearest Golf	Royal Westmoreland Golf Course (7km)
Nearest Tennis	Platinum Coast Tennis Barbados (6.6km)



What we love

- We love how close the beach is to Leamington House. Access it via this villa's private pathway
- There are multiple places to lounge around or chillout in the garden
- Each bedroom has its own private bathroom
- An amazing venue for a celebration or party

What you should know...

- Please note that you will need to select 10 guests should you wish to have access to all 5 bedrooms. Those selecting fewer guests will only have access to a prorated number of bedrooms based on 2 guests per room
- Kids must be supervised around the pool area at all times for safety reasons

Terms & Conditions

- **Security deposit:** \$1,000 to be paid on arrival and to be refunded in full subject to a damage inspection on departure
- **Arrival time:** 3.00 p.m.
- **Departure time:** 12.00 Noon
- **Energy costs included?:** Included in the rental price
- **Linen & towels included?:** Included in the rental price
- **Pets welcome?:** Pets are not allowed
- **Other Ts and Cs:** Cot & High Chair available upon request
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Yes, standard changeover clean included. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping is not permitted inside the villa
- **Other 2:** Additional beds available upon request
- **Minimum stay:** 5 nights (Mid April - Mid December); 7 nights (Mid December - Mid April); 14 nights (Christmas period, weeks that include Christmas and/or New Year)
- **Tax:** 12.5% tax is included in the rental price.
- **Internet access?:** Wi-Fi connection included

Villa Conditions

- Bedrooms will be allocated dependent upon 'Number of Guests' at the time of Booking. Any unused Bedroom(s) may not be available to Guests.