

# Annatto Estate

Region: Speightstown Sleeps: 8

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## Overview

A remarkable beachfront property, sleeping up to 8 guests, close to the crystal blue waves of the Caribbean Sea.

Annatto Estate is comprised of Annatto Pavilion and Annatto Lodge, together creating a 4 bedroom retreat which effortlessly blends elegance with luxury.

The property's striking exterior separates the main salon with the various terraces using grand pillars and arches. There are also 2 acres of established gardens, teeming with hibiscus, bougainvillea, orchids, and ixoras, that surrounds the entire estate. Upon entering the villa, you will see the main salon, an open-plan area filled with antique furnishings. The main living area uses a circular seating arrangement, perfect for family movie nights and creating lifelong memories. Beyond this salon is a luscious terrace that is equipped with both a seating and dining area, making it a marvellous place for socialising whilst gazing out towards the ocean waves. Additionally, this terrace leads out to your very own swimming pool, suitable for cooling off after a long day under the Bajan sun.

The main house at Annatto is the true jewel in the estate's crown as it is home to both the master bedroom and two guest rooms. The master bedroom is fitted with high-quality linens, a large flatscreen TV, and a spacious en-suite bathroom. This room also opens up to an additional seating area, which is ideal for capturing the sunrise over the peaceful Caribbean waves. Moving into the two guest bedrooms, each room contains beautiful, canopied beds and personal en-suite bathrooms. These rooms are decorated with royal blue and gold furnishings, giving you an immaculate night's sleep.

The property's fourth bedroom is located in the one-bedroom lodge found on the shores of the estate. This quaint addition to the property also has access to a plunge pool, giving guests a more intimate and private experience. Overall, this property pulls upon some of the world's best designers and collates them together to create this pristine villa.



## Facilities

Wow Factor • Quirky • Instagrammable • Private Pool • Beach Nearby •  
Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to  
Restaurant • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer •  
All Bedrooms En-Suite • Ideal for Xmas/NY • Tennis Court • Ground Floor  
Bed & Bath • TV • Gym/Fitness Room • DVD • Ceiling Fans • Beachfront  
• Watersports • Golf Nearby • Tennis Nearby • Horse Riding •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages

# Interior & Grounds

## The Villa

Annatto Estate is a 4-bedroom villa that really does set a precedent for lavishness and class.

### Ground Floor

- Entrance Hall
- Main living room with dining and sitting areas
- Professional kitchen with adjacent butler's pantry
- Dining room with terrace access
- Cloakroom
- Bedroom with king-size bed and en-suite shower room *(can be set up with twin beds on request)*
- Bedroom with king-size bed and en-suite bathroom *(can be set up with twin beds on request)*
- Master bedroom with king-size bed and en-suite bathroom
- Small Fitness room

### Exterior Grounds

- Private swimming pool (13.5m x 10m, 1.2m - 1.8m deep)
- Barbecue
- Gazebo
- Lawn area
- Outdoor dining & furniture
- Private tennis court
- Sun loungers

### Additional Facilities

- Wi-Fi
- Air conditioning in the bedrooms
- TV
- Hairdryers
- Iron & board
- Safe
- Ceiling fans





## Location & Local Information

The Annatto Estate offers all you could need and more with access to two pools, a lawn tennis court, and a fully-equipped fitness suite. These amenities ensure that guests are free to act at their own leisure and allow them to pick and choose how they wish to spend their days. During your stay, you also have the pleasure of meeting Annatto's incredible housekeeping staff. There is a butler, chef, multiple housekeepers, laundress, gardener, night guard, and dedicated property manager. The estate's kind and compassionate staff are there to keep all operations running smoothly and make sure that guests do not have to ask for anything.

Annatto Estate is located within walking distance of the seafront, giving you the once-in-a-lifetime opportunity to partake in activities like snorkelling and watersports. This also means that you are close to the glorious white sands of the beach, allowing you to seep deep into the sand and let your troubles fade away.

This villa can make you feel completely detached from life's hustle and bustle but is also close to both Speightstown and Holetown, a pair of historic areas within Barbados. Speightstown, also known as Little Bristol, is the second-largest city centre of Barbados. This area is perfect for colonial history lovers as Speightstown was the first town that was able to conduct secret trade operations with Bristol, England. Nowadays, the town is best known for its charming atmosphere and local shopping district.

Holetown is considered to be one of Barbados's most significant assets due to its vibrant nightlife. It is best recognised for its abundance of bars, restaurants, and nightclubs, all of which maintain a high standard of service. The concierge staff at Leamington Estate can assist you in making reservations and dining plans at a number of locations, helping to make your island getaway completely stress-free.

## Local Amenities

Nearest Airport	<b>Grantley Adams International Airport BGI (32.2km)</b>
Nearest Town/City	<b>Holetown (11km)</b>
Nearest Restaurant	<b>(Walking Distance)</b>
Nearest Bar/Pub	<b>(Walking Distance)</b>



Nearest Beach	<b>(Walking Distance)</b>
Nearest Golf	<b>Royal Westmoreland (5km)</b>
Nearest Tennis	<b>On-site (Walking Distance)</b>

## What we love

- Annatto Estate benefits from five members of staff who will welcome you with delicious canapés and a tasty rum cocktail on arrival
- The home is surrounded by glorious tropical gardens and comes equipped with a private tennis court
- Guests will love splashing about in the huge private pool on sizzling hot days

## What you should know...

- Please note that only children over the age of 12 are welcome at Annatto Estate
- Please note that the beach at the front of the home changes in size depending on seasonal currents
- Please note that you will need to select 8 guests should you wish to have access to all 4 bedrooms. Those selecting fewer guests will only have access to a prorated number of bedrooms based on 2 guests per room.

# Terms & Conditions

- Security deposit: £2,500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.
- Arrival time: 3pm
- Departure time: 12pm
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- End of stay cleaning included?: Yes. However, 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.
- Changeover day: Flexible
- Minimum stay: 4 nights (Mid April - Mid December); 5 nights (Mid December - Mid April); 14 nights (Weeks that include Christmas and/or New Year).
- Internet access?: Yes, Wi-Fi internet access included in the rental price (please remember that Wi-Fi can be inconsistent in the Caribbean)
- Pets welcome?: Not allowed
- Smoking Allowed?: Not permitted inside
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Other Ts and Cs: Please note that the beachfront at Annatto Estate may change its shape and size from day to day, week to week and month to month. This is due to seasonal waves, currents and tides. Every effort has been made to depict the beach in front of this property, but temporary changes may occur.

## **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.
- Please note that a 50% Deposit may be required for any bookings travelling between mid December and mid January.
- Children under 12 are not permitted at Annatto Pavilion