



Barbados

**Sotheby's**  
INTERNATIONAL REALTY

# Battaleys Mews 1

Mullins, St. Peter



## Battaleys Mews 1

### Features:

- Private, tranquil villa
- Perfect for couples or a family getaway
- Covered terrace affords shade throughout the day
- Personal plunge pool
- Partial sea views from Master bedroom terrace
- Walking distance to Mullins beach with restaurant & bar



3



2



N/A

### Floor Area:

N/A

**Land Area:** N/A

### Furnishings:

Fully Furnished

from US\$ 350/nt

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**London** +44 207 993 6508 **New York** 1 347 284 0045 **Miami** 1 954 727 5144 **Toronto** 1 416 840 48611

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Located on the West Coast of Barbados within a short 5 minute walk of popular Mullins Beach with beach bar, restaurant, sun beds, safe swimming and water sports is the colonial style development, Battaleys Mews.

This impressive community comes complete with a large and private club house with communal swimming pool, Jacuzzi, sun loungers and umbrellas and the community also includes a tennis court, extensive gardens, security gate and night guards as well as full time management and concierge support.

One Battaleys Mews is a privately owned 3 bedroom, 2 ½ bathroom villa in this well kept gated community. The two-storey home with private parking for 2 cars just by the entrance, leads you to the nicely furnished and inviting open concept living and dining room on the ground floor. The living/dining room affords a light comfortable ambience with its white and nude furnishings including a sectional sofa, coffee table, dark brown TV with accompanying flat screen TV with Apple TV, cable and Play Station 4 and dining table with seating for up to 8 persons. Just past the double doors is the personal covered terrace with a plunge pool and garden area. Also situated on the ground floor is the equipped kitchen fitted with a stove top with hob, oven, microwave and other essential pieces.

All bedrooms are situated on the first floor with the Master bedroom affording a private en suite bathroom with both a tub and shower plus a private balcony. The other two guest bedrooms share a bathroom with a walk-in shower.

Battaleys Mews is ideally located between Holetown and Speightstown, both areas offer super markets, duty free shopping, boutique stores, banks, post offices, bars and restaurants. Whilst Holetown offers a more modern and vibrant life style and has the designer Limegrove shopping centre and cinema at its centre, Historic Speightstown offers a more relaxed Caribbean experience with local bars, restaurants and shopping. The popular Mullins Beach is just a short walk away and remains a favourite spot on the island with its restaurant, sunbeds and umbrellas, watersports and safe swimming. Golf at Apes Hill, Royal Westmoreland and Sandy Lane are just a short drive away, as are the wonderful beaches of Gibbs Bay, Paynes Bay, Port St. Charles and Glitter Bay.

### Additional Information

Play Station 4

Apple TV

The gym and snackette located in the Clubhouse are now available to all guests staying at Battaleys Mews. The snackette offers packaged snacks, wine, rum punch, beer and sodas.

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- Partial sea views from Master bedroom terrace
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- Walking distance to Mullins beach with restaurant & bar

## Amenities:

24 Hour Security, All bedrooms air conditioned, Beach bar close by, Breezy location, Cable TV, Ceiling fans, Covered terrace, Enclosed Gardens, Established gardens, Flat screen TV, Garden view, Gated entrance, Gym, Master bedroom en suite, Private terrace / deck, Restaurants close by, Snackette on-site, Tennis Court, Walking distance to beach, Wireless broadband connection

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## Bedrooms:

Master Bedroom - first floor (King)

Bedroom 2 - first floor (Queen)

Bedroom 3 - first floor (Queen)

## Bathrooms:

Master Bedroom - En suite (Bath and Shower)

Bedroom 2 - Shared (Shower Only)

Bedroom 3 - Shared (Shower Only)

## Staff:

Staff	Hours
Villa Manager	8: 30 am - 4: 30 pm. On site. Available on demand
Housekeeper	Two days a week
Security / security guard	24 hrs

## Rates

### *Summer 2022 (Apr 15, 2022 to Dec 14, 2022)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedroom	5	6	US\$ 350.00	-

### *Winter 2022 (Dec 15, 2022 to Apr 14, 2023)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	7	6	US\$ 550.00	-

### *Summer 2023 (Apr 15, 2023 to Dec 14, 2023)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	5	6	US\$ 350.00	-

### *Winter 2023 (Dec 15, 2023 to Apr 14, 2024)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	7	6	US\$ 550.00	-

*Christmas 2023 (Dec 20, 2023 to Jan 10, 2024)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	14	6	US\$ 700.00	-

*Summer 2024 (Apr 15, 2024 to Dec 14, 2024)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	5	6	US\$ 350.00	-

*Winter 2024 (Dec 15, 2024 to Apr 14, 2025)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedroom	7	6	US\$ 550.00	-

*Christmas 2024 (Dec 20, 2024 to Jan 10, 2025)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	14	6	US\$ 700.00	-

*Christmas 2025 (Dec 20, 2025 to Jan 10, 2026)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	14	6	US\$ 700.00	-

Rates subject to 7.5% VAT up until Dec 31st 2019. On Jan 1st, 2020 the VAT rate will be increased to 15%.

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### Points Of Interest

**Nikki Beach:** located in St. Peter, spans 1.4 acres of pristine beachfront and features a restaurant, pool and beach club with oceanfront seating for up to 200 guests. Guest amenities include a valet service, seven catamaran-like lounges jutting out over the ocean, yacht dockage, water shuttle, ample parking, showers and changing rooms.

**111 East:** fast becoming known for the most delicious coffee and fresh teas, this little gem of a beach hut offers a laid back and uncomplicated setting with an amazing beach view. Patrons can enjoy cold beer and wine, local rum punch and to satisfy the hunger pangs, the Bar Bites Menu is available along with daily a specials menu with sandwiches and a charcuterie and cheese board.

**Fisherman's pub:** this is one of the best places on island to experience true 'Bajan' food, ranging from fish cakes, baked pork to pepperpot beef stew set within an authentic 'rum shop' design.

**Arlington House:** housed in a restored eighteenth century building, Arlington House is an interactive three-story museum that is both educational and engaging. Children in particular will love the interactive and audio visual features of the museum and the whole family will enjoy learning about Barbados' heritage.

**Port St Charles Yacht Club:** full service bar and restaurant, with a panoramic view of Port St. Charles beach along the West Coast; has been deservedly coined the phrase 'Simply Paradise'.

**Archer's Hall Design Centre:** offering unique West Indian pieces within a 17th century showroom.

**Speightstown Mall:** this mall has a variety of stores ranging from a convenience store, clothing stores, Bank, art gallery, and fruit and vegetable vendors.

**East Moon Restaurant:** the only Chinese restaurant on the north of the island within a chattel house at reasonable prices.

**Fish Pot Restaurant:** dining at the Fish Pot restaurant located within Little Good Harbour is a fantastic way to experience the northern side of the country. Set in the small eighteenth-century fort at the water's edge, the restaurant is airy and informal, the restaurant offers a truly gourmet dining experience in delightful surroundings.

**Banking Institutions:** there are three banks available in Speightstown, these are Royal Bank of Canada, Republic Bank and First Caribbean International Bank.

**Jordan's Supermarket:** providing all the items you need to make your stay feel at home.

**Six Men's Fish Market:** a popular fish market provides a fresh variety of fish from Dolphin, Marlin, Tuna and, of course, Flying Fish. The market becomes alive on Friday night where the adjacent rum shop plays music and serves drink.

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