



Terra
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Frank

THE BROMEFIELD ESTATE

St. Lucy, Barbados



THE BROMEFIELD ESTATE

- 1. Bromefield House
- 2. Coach House
- 3. Stables
- 4. Yam House
- 5. Cowshed Cottage
- 6. Managers House



THE BROMEFIELD ESTATE

- 1. Bromefield House
- 2. Garden Suite
- 3. Bromefield Cottage
- 4. Coach House
- 5. Stables

The Bromefield Estate is situated in the north of the island close to Port St Charles and Speightstown providing easy access to beaches, boating and restaurants. Previously owned by Sir Charles Williams, Bromefield has in recent years been run as a stud farm. As champion breeder in Barbados for many years, Sir Charles' racehorses and polo ponies were bred at Bromefield. The land could easily revert to agriculture as the property possesses its own irrigation well.



MAIN HOUSE SITTING AND DINING ROOMS

Bromefield House is an imposing and elegant period house set in the middle of 50 acres which provides exceptional privacy and security. In a beautiful setting with paddocks, mature trees and a pond, the house is approached by a drive lined with Foxtail Palms and Frangipani Trees. There are formal gardens to the front, a pool garden to the rear of the property and lawns leading away from the house to the east across the pond. Built in 1664, the house has been meticulously renovated to provide 9,352 square feet of accommodation to include 4 bedrooms and 3 bathrooms on the first floor, all with sash windows, hoods and shutters in the traditional style. The ground floor has plenty of retained features, high ceilings and wooden floors. In addition to the main house, there is a guest bedroom suite, a 1 bedroom guest cottage and a 2 bedroom Coach House to provide accommodation of 8 bedrooms and 7 bathrooms in total.



MAIN HOUSE MASTER BEDROOM

There are a number of outbuildings including a large barn which has recently been used as stabling offering development opportunity. In addition, to the south of the property and accessed by a separate driveway are three houses, two with 3 bedrooms and 3 bathrooms and one with 4 bedrooms and 4 bathrooms set around their own swimming pool. These houses are currently rented on a long-term basis.



VERANDA OVERLOOKING POND

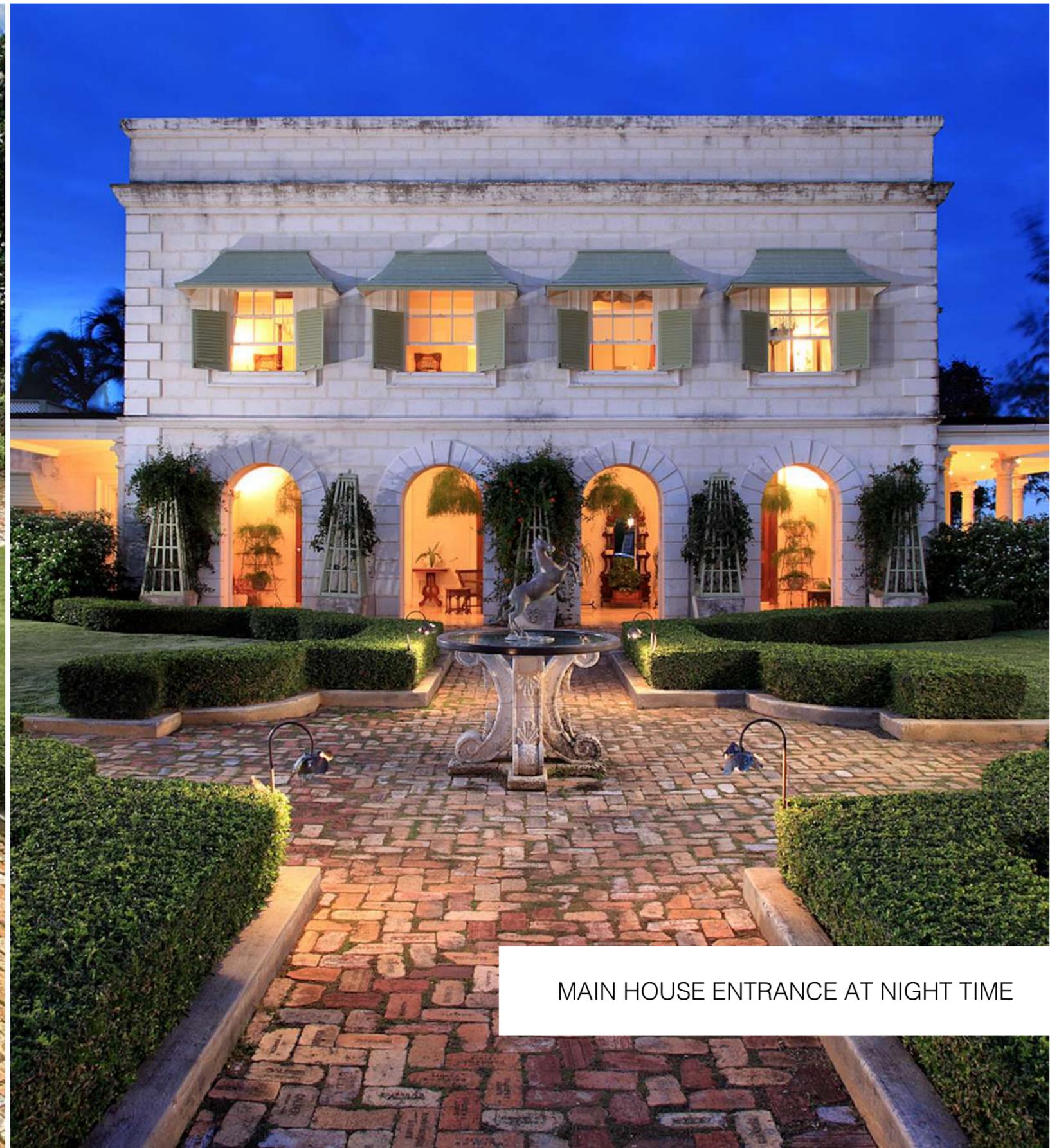
MAIN HOUSE SWIMMING POOL



Bromefield provides a rare and exciting opportunity to purchase an impressive estate offering privacy and security with an exceptional period home and within easy reach of the West Coast restaurants, beaches, golf courses and polo fields.



FORMAL GARDENS AT ENTRANCE TO MAIN HOUSE



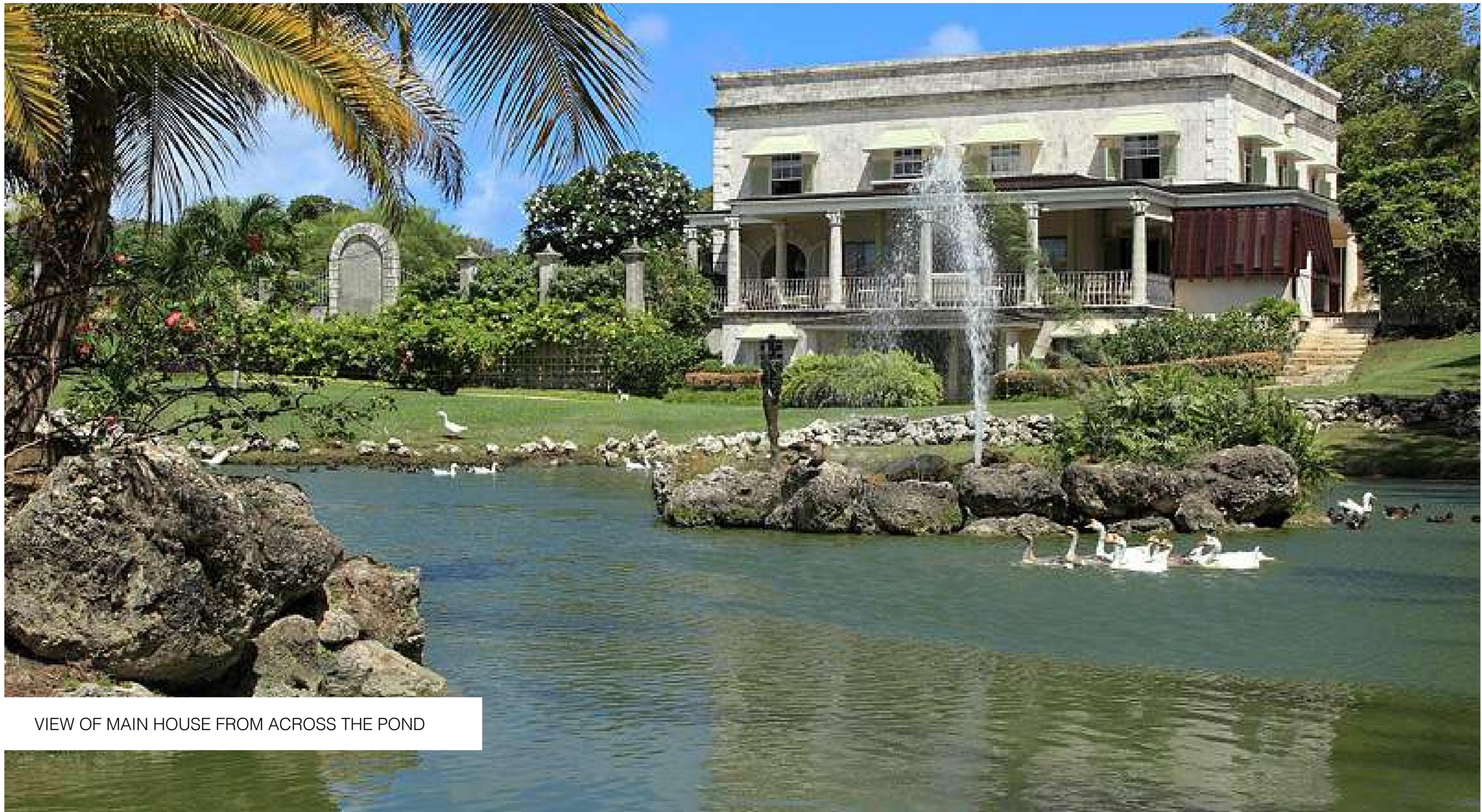
MAIN HOUSE ENTRANCE AT NIGHT TIME



MAIN HOUSE SITTING ROOM



MAIN HOUSE GUEST BEDROOM



VIEW OF MAIN HOUSE FROM ACROSS THE POND



COACH HOUSE



COACH HOUSE SITTING ROOM



COACH HOUSE MAIN BEDROOM



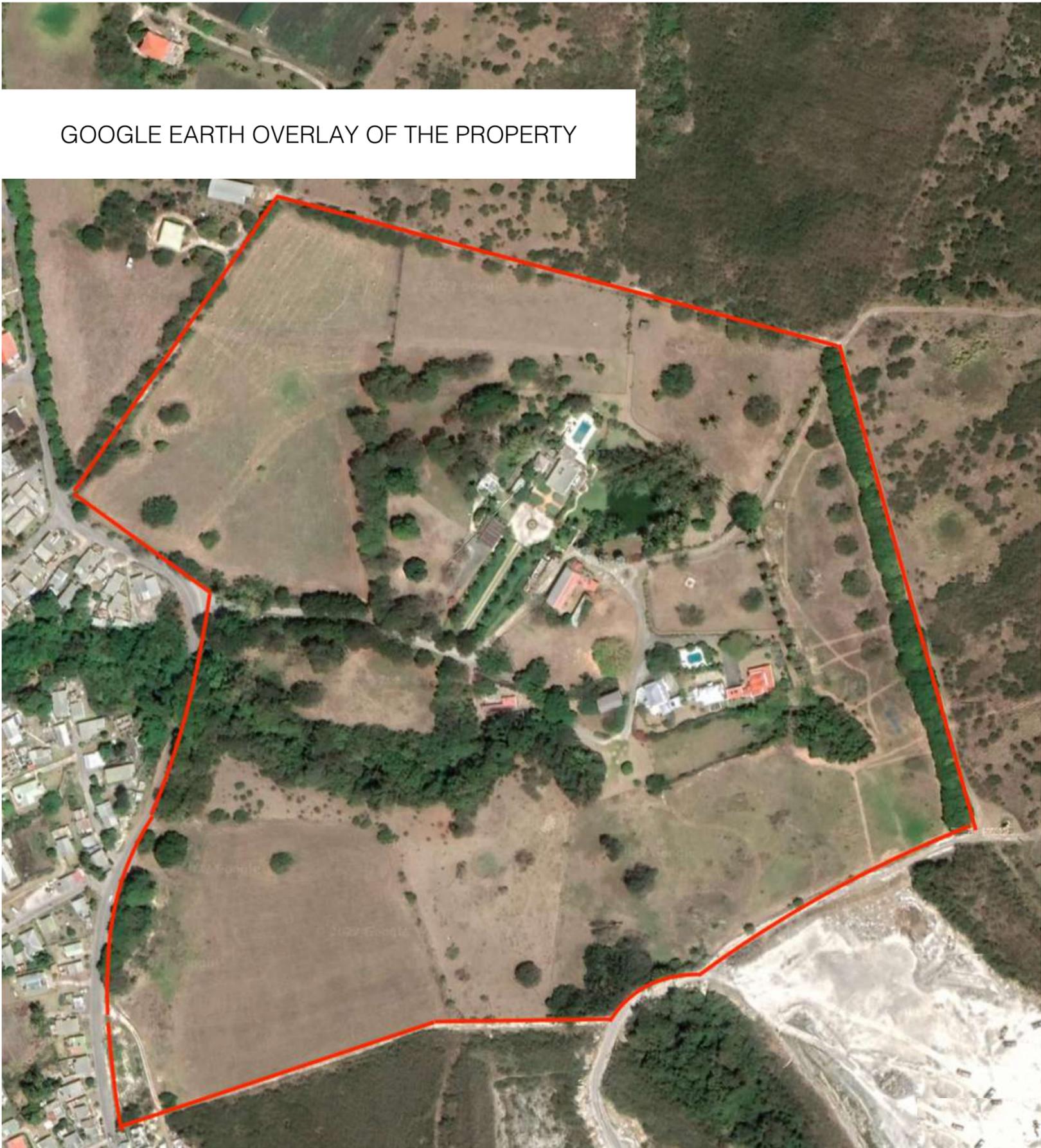
VIEW OF THE MANAGERS HOUSE (LEFT) AND COWSHED WITH SHARED SWIMMING POOL



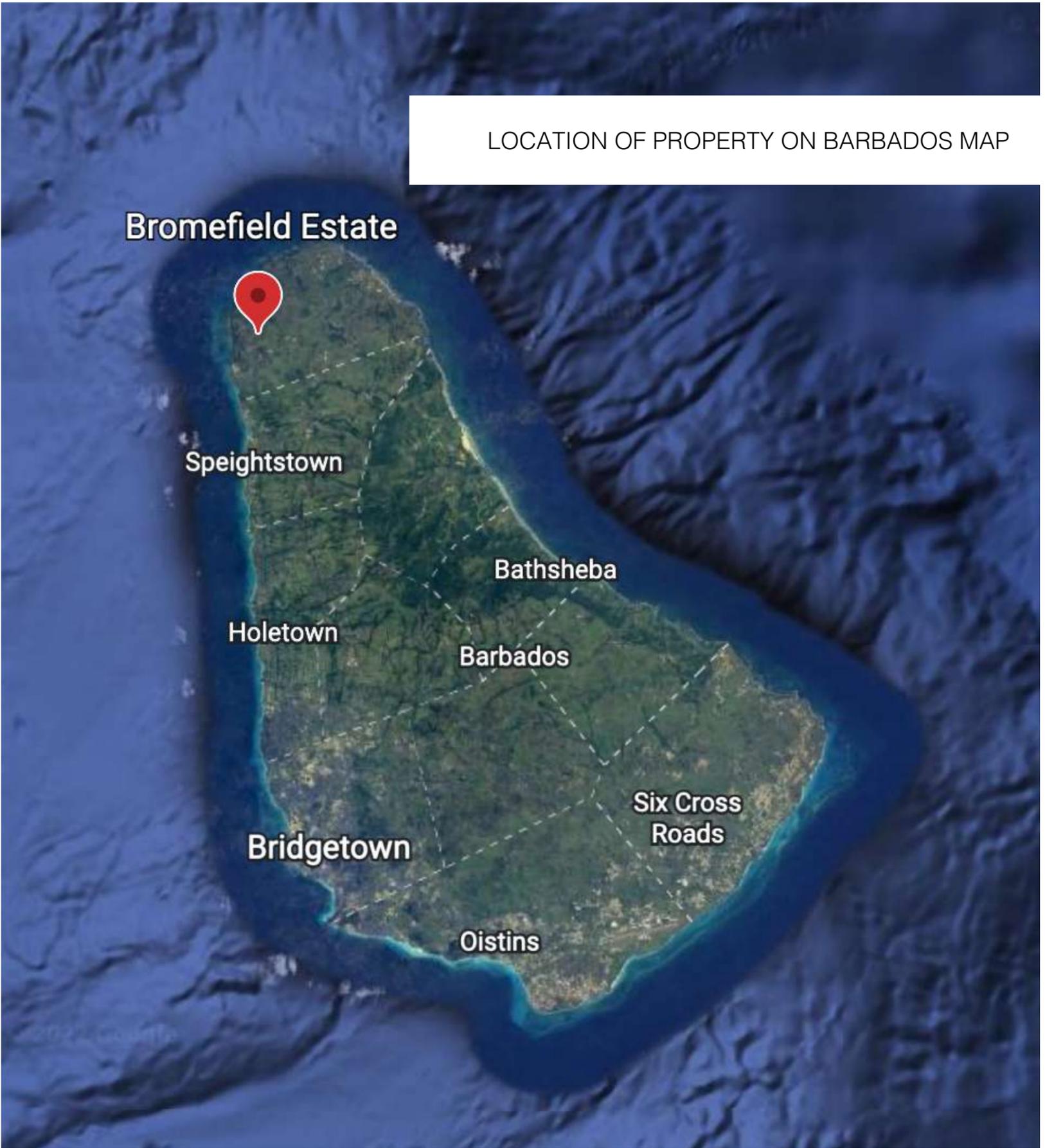
- 1. Managers House
- 2. Cowshed Cottage
- 3. Yam House
- 4. Shared Pool Area



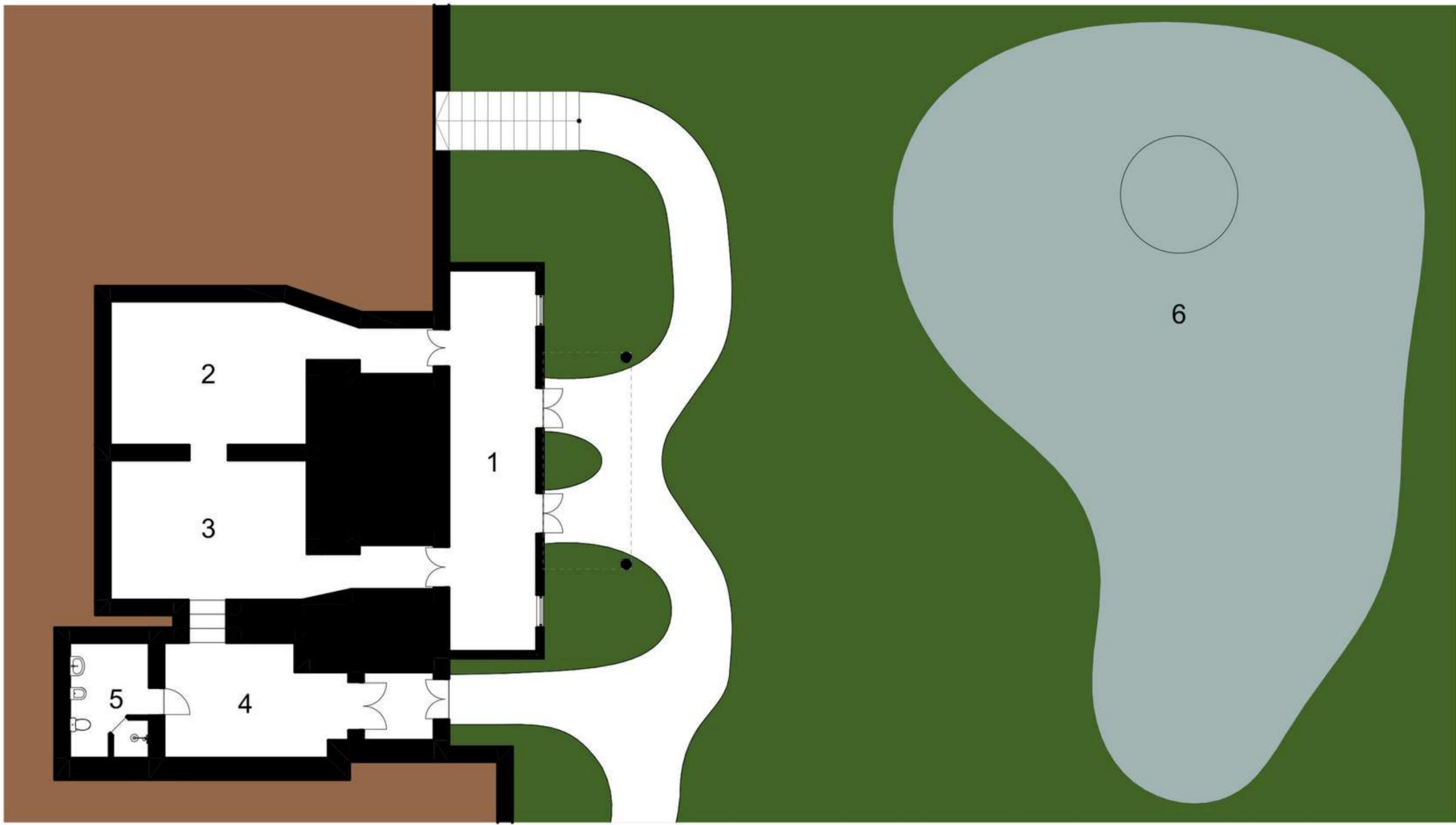
ENTRANCE VERANDAH



GOOGLE EARTH OVERLAY OF THE PROPERTY



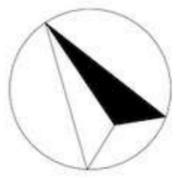
LOCATION OF PROPERTY ON BARBADOS MAP

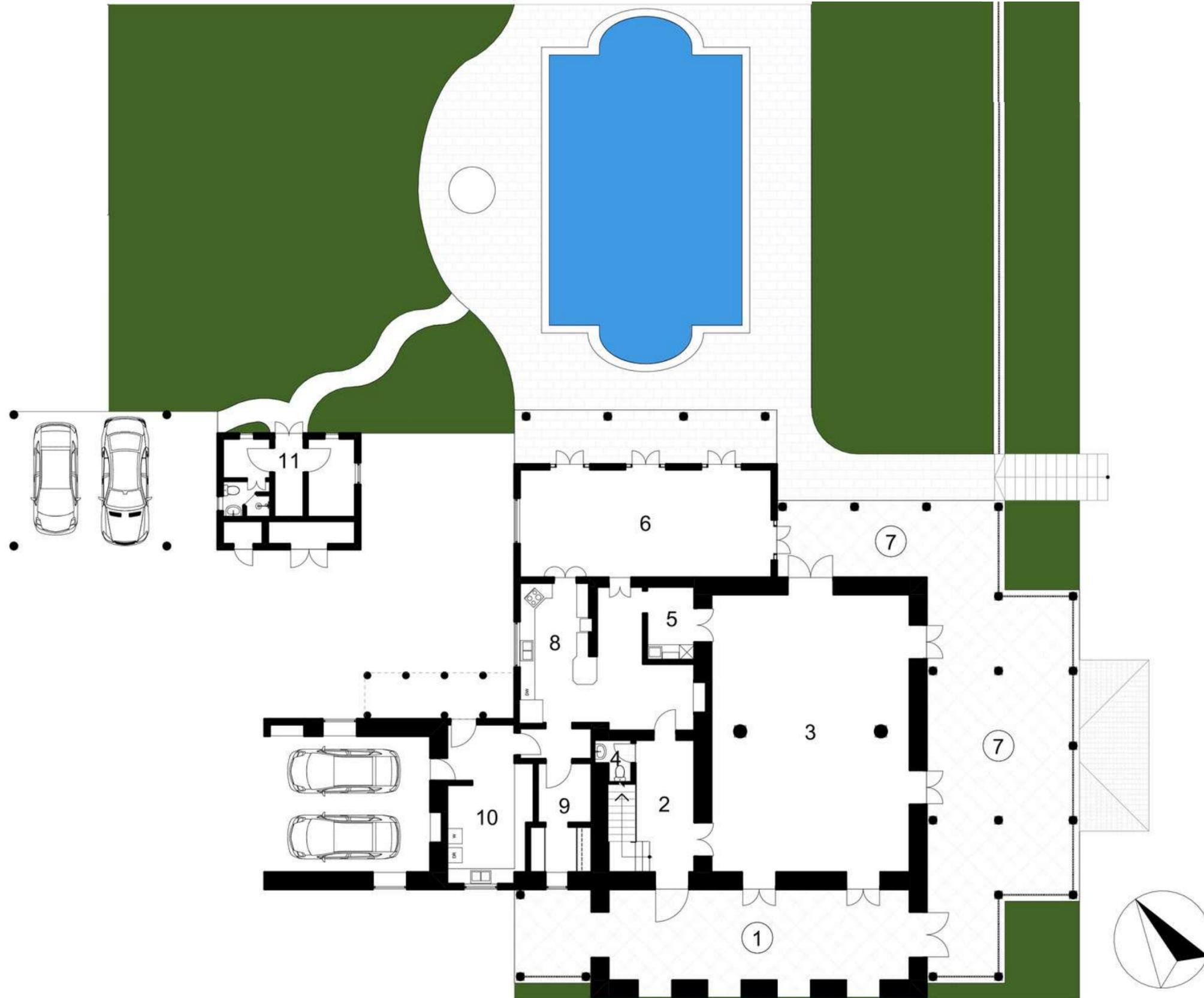


FLOOR PLAN
Main House Lower Floor

- 1. Office
- 2. Gym
- 3. Sewing Room
- 4. Storage
- 5. Bathroom
- 6. Pond

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are
approximate. Whilst every care is
taken in the preparation of this plan,
please check all dimensions, shapes
and compass bearings before making
any decisions reliant upon them.



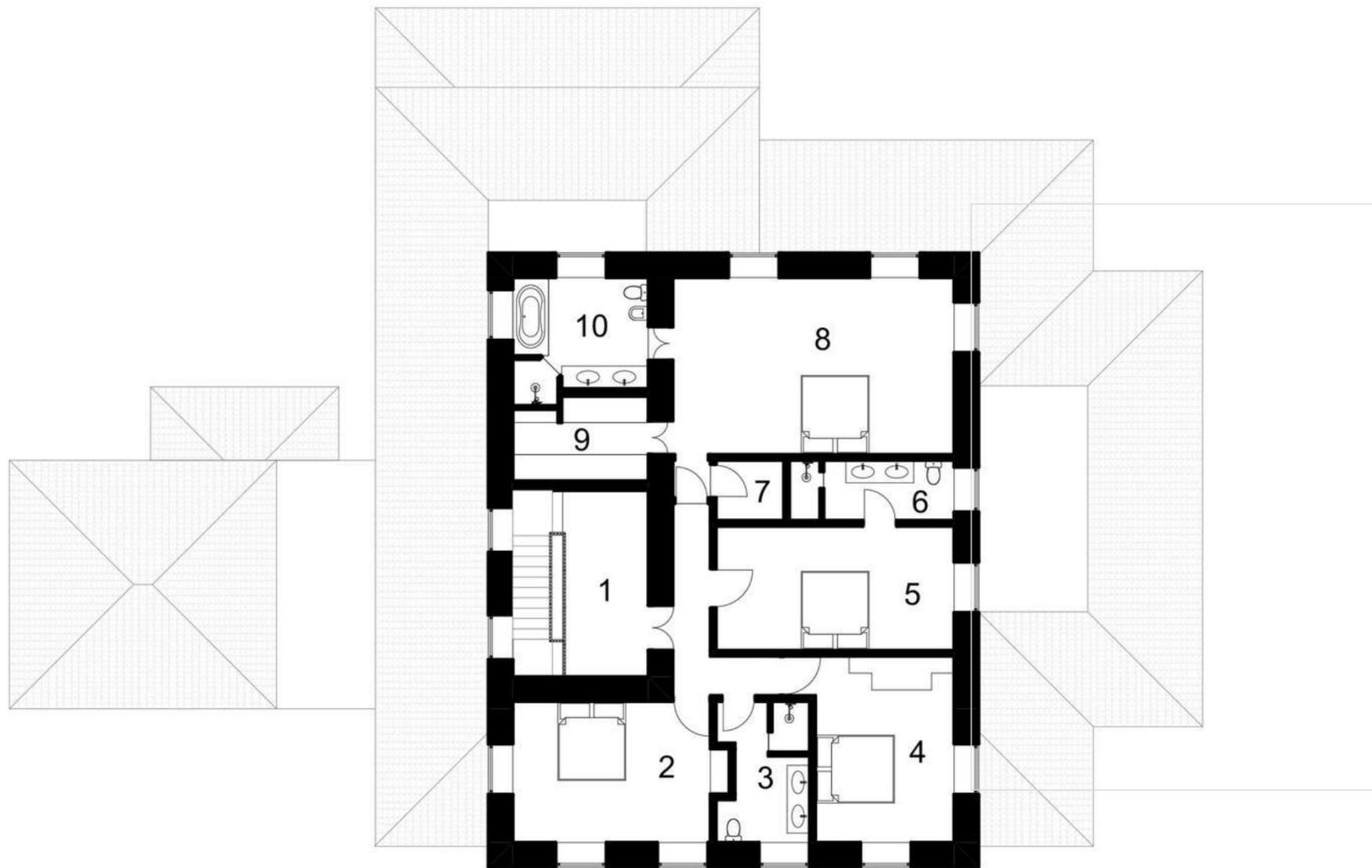


FLOORPLAN

Main House Ground Floor

- 1.Entry Verandah
- 2.Hallway 17'-2" x 7'-8"
- 3.Sitting Room 36' x 25'-9"
- 4.Powder Room
- 5.Butler's Pantry
- 6.Dining Room 14' x 32'-8"
- 7.Veranda
- 8.Kitchen
- 9.Pantry
- 10.Laundry
- 11.Pool Changing Rooms, Pump Room and IT Room

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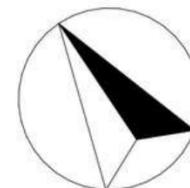


FLOORPLAN

Main House First Floor

- 1. First Floor Foyer
- 2. Bedroom 12'-6" x 17'-4"
- 3. Bathroom
- 4. Bedroom 16'-6" x 12'-4"
- 5. Guest Bedroom 11' x 21'
- 6. Guest Bath
- 7. Closet
- 8. Master Bedroom 25' x 15'-8"
- 9. Dressing Room
- 10. Master Bath

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