



🏠 5 Bedrooms

🚿 5.5 Bathrooms

Listing Number: 1543

**SALE PRICE**  
USD \$2,990,000

Land Area: 34,821 sq. ft    Floor Area: 7,000 sq. ft

## Amenities & Property Features

- Ceiling Fans
- Eco-Friendly
- Electronic Gates
- Fenced
- Garden
- High Ceilings
- Infinity Pool
- Mature Garden

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## Description:

St Peter House is an impressive five-bedroom villa in an exclusive neighbourhood, a moment's drive from Gibbs and Mullins beaches, Sea Shed restaurant, Singita Wellness spa and Haymans Market. Custom-designed by the family who still live there, St Peter House was built in 2010 and offers wonderful peace and privacy without the burdensome communal fees of a gated community, representing a considerable saving to a potential buyer. Future expansion of this neighbourhood is physically limited by a beautiful gully.

Designed as an eco-friendly property, easterly breezes flow freely through this high-ceilinged home, efficiently lowering the interior temperature. On entering the villa, you are immediately struck by the panoramic sea and sky views, as well as the generous space for open-plan living and dining. On the east side, there is a fully equipped kitchen, enclosed kitchen garden and TV, gaming, entertainment or media room. Four substantial en-suite bedrooms are on the ground floor – two primary suites which open onto the spacious pool deck area and two additional suites with private balconies. Along with ample space for sun loungers and tanning on the pool deck, there is a covered poolside gazebo for outdoor dining, family gatherings, weekend BBQs and sundowners. St Peter House also offers a large loft space with spectacular platinum coast views, perfect as a work-from-home office or for optional conversion to a very special new principal bedroom. The house also provides a guest/staff apartment on the lower ground floor, plus a laundry room and a further room well situated to be a formal office.

The villa is move-in ready and includes furniture. If the buyer wishes to make changes, two turnkey remodelling schemes have been devised by the internationally recognised architect Peter Inston. One scheme imagines the loft converted into a generous en-suite bedroom; the lower ground floor to a gym with signature spa; and a new single-storey 1,750 sq. ft. (163 sq m) guest cottage (planning permission is not required). The other remodelling scheme converts the existing home into an extremely significant property on a par with the island's best – internal space expands to 15,000 sq. ft. (1,394 sq. m.); the external façade can be reimagined as desired; and, again, no planning permission is needed. Additional land is available on the east side of the property, achieving a total land area of 55,800 sq. ft. (5,184 sq. m; 1.3 acres) and the major remodelling scheme envisages (subject to planning permission) a 3- or 4-bedroom guest house with pool on this land. Architectural plans and a building cost proposal are included, and the architect is available to assist with any bespoke remodelling requirements.

*The property is being sold furnished, excluding art work, personal belongings and antique furniture.*

