



## Landfall House

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### Overview

Landfall House is a luxury beachfront villa situated close to in the parish of St James on the exclusive west coast. The elegant, sprawling six-bedroom property rests on the island's most sought after beachfront, Sandy Lane. Guests enjoy not just the exclusive address but a villa which is 12,000 square feet and offers a unique blend of spacious indoor and outdoor living. This private villa boasts an unrivalled backdrop as its walled garden opens directly on to one of the Caribbean's most beautiful beaches with golden white sand and warm, calm, azure waters, ideal for swimming and snorkelling.

Landfall House's entrance greets you with a striking open courtyard set around a fountain. The flower-filled oasis leads to a study, kitchen, gazebo dining area, a bar and outdoor entertaining areas overlooking the pool and Sandy Lane beach. The ground floor also features two substantial bedrooms with en-suite bathrooms and is wheelchair accessible on this level. The upstairs space includes a TV room and four generous en-suite bedrooms including the spectacular master suite. Two of the bedrooms upstairs have gorgeous balconies with sea views with the master bedroom having a particularly large and stunning balcony.

Landfall House is the epitome of laid-back luxury. This beachfront villa is the perfect location for family holidays or a friend's getaway. It also offers a beautiful wedding venue or ideal base for a golfing trip to take advantage of the world-class courses of Sandy Lane and Royal Westmoreland.

Landfall has 6 en-suite bedrooms. 2 located on the ground floor and 4 on the first floor.

Upstairs: Master Room

Upstairs: Laura's Room, and the Balcony Room have twin beds.

Upstairs: The Blue Room has a queen size bed and an additional adjoining small bedroom.

Downstairs: The Garden Room has twin beds.

Downstairs: The Jacuzzi Room has twin beds and an additional adjoining small bedroom

All single Beds can be made up separately or as a king size bed with memory foam toppers.

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## Amenities

- ✓ A spacious covered gazebo dining area lends itself to entertaining
- ✓ Outdoor dining within touching distance of the beach
- ✓ A large swimming pool
- ✓ Jacuzzi
- ✓ Indoor bar and outdoor living area
- ✓ Six stylish bedrooms flooded with natural light (all ensuite). Two upstairs rooms feature generous balconies and another has an outside covered porch on the ground floor. One upstairs bedroom has an adjoining room with a bed perfectly suited to a family with a young child.
- ✓ A stunning master suite with a extensive balcony overlooking the sea
- ✓ TV-room with extensive seating
- ✓ Study with fax machine and printer
- ✓ BBQ
- ✓ Fully air-conditioned rooms
- ✓ Satellite TVs in every bedroom, the bar and in the TV-room
- ✓ DVD players
- ✓ High-tech sound system throughout
- ✓ Wifi access throughout and an iPod connection in the Bar
- ✓ Hair dryers in all Bedrooms
- ✓ Safes in all Bedrooms
- ✓ Wheelchair accessibility on ground floor
- ✓ Five full-time staff including a Butler and a Cook

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## Inclusions

### Pool and Beach

- ✓ The villa boasts a prime beachfront location on the west coast of Barbados.



## Staff

- ✓ Chef (8:30–1:30pm and then 5:30–8:30pm with 1 day off per week)
  - ✓ Butler (8:30–1:30pm and then 5:30–8:30pm with 1 day off per week)
  - ✓ Laundress (8:30am – 4:30pm Monday – Friday and 8:30am – 12:30pm on Saturday)
  - ✓ Night Security (6:00pm – 6:00am 7 days a week)
  - ✓ 2 Housekeepers (8:30–1:30pm and then 5:30–8:30pm with 1 day off per week)
  - ✓ Dedicated Villa Manager
  - ✓ Gardener (6:00am – 2:00pm Monday – Friday and half day on Saturday)
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## Villa Pictures









