



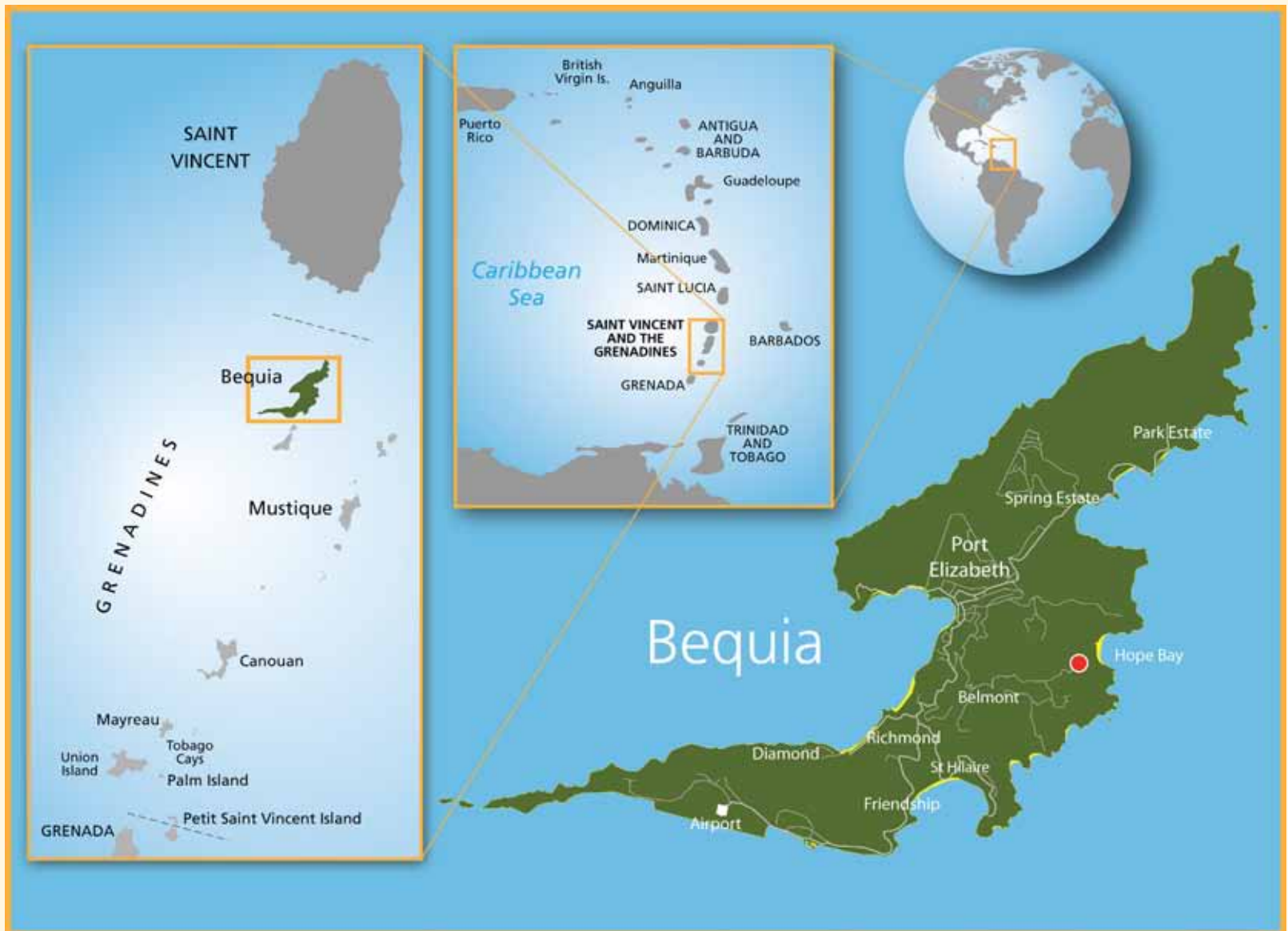
# HOPE LODGE

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Hope Bay

Bequia

Saint Vincent and the Grenadines



## Bequia

The island of Bequia is part of the country of St. Vincent & The Grenadines, an archipelago at the southern end of the Caribbean. The Grenadines stretch for 60 miles between the islands of St. Vincent and Petit St. Vincent. Bequia is 9 miles south of St. Vincent and is the largest of the Grenadine islands, but still only 7 square miles with 4,500 inhabitants.

## Getting There

Bequia is best reached from the gateway international airport of Barbados (Miami 3 hours 30 minutes, Toronto 4 hours, New York 5 hours, London 7 hours 30 minutes, Los Angeles 9 hours) and then a 45-60 minute connection flight to Bequia. Work has also commenced on a new international airport on St. Vincent which will make the trip even more convenient.

# HOPE LODGE

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## Stunning Caribbean Hideaway

- Newly constructed
- Total privacy and seclusion
- Spectacular views over secluded bay
- Extensive accommodation of 11,500 sq ft
- Set in three acres of landscaped gardens and grounds
- Great Lodge comprising huge reception room, bar area, sitting room, kitchen & cloakroom
  - Two Master Lodges each of bedroom, bathroom, dressing room & sitting room
    - Guest Lodge of bedroom, dressing room & bathroom
    - Family Lodge of three bedrooms & three bathrooms
  - Staff Lodge of two bedrooms, shower room & sitting room
    - Direct access to beach





## The Concept

The property has been created out of a virgin piece of land beautifully situated overlooking Hope Bay, one of the most remote and un-spoilt beaches in the Grenadines. It truly encapsulates the essence of the Caribbean - luxurious but not flash, private but not remote, unique but not just for its own sake. This property caters specifically for those more discriminating owners wishing to avoid a high density and artificial environment, with an emphasis on seclusion, build quality and ambience.

Based on the popular Mustique theme of a central entertaining building with separate sleeping accommodation in individual lodges, the architecture is an intriguing mixture of modern and classic. The property has been laid out so as to use the contours of the land and to blend in with the hillside as much as possible.

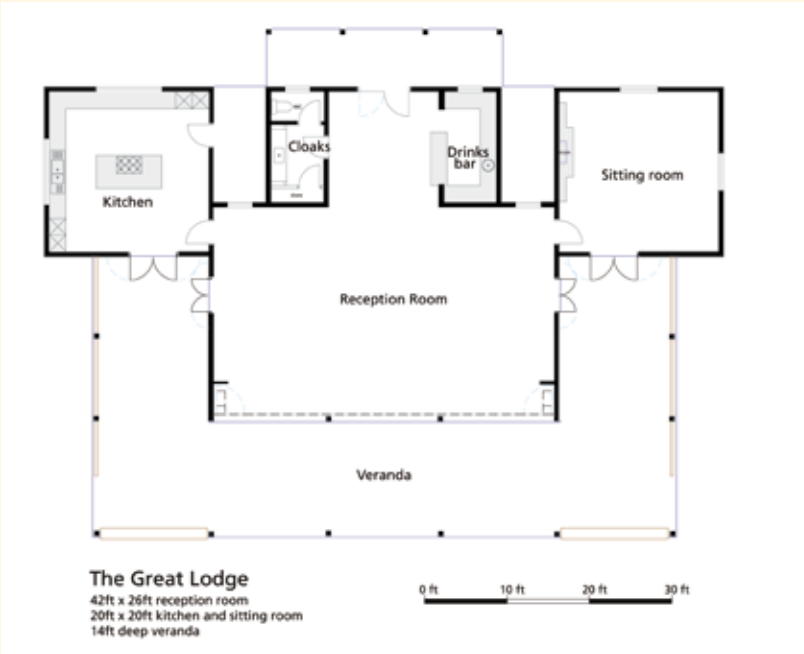
This property allows two to three families or six couples to holiday in perfect harmony by congregating in the magnificent Great Lodge for meals and relaxation then returning to their own private lodge for rest and sleeping.





# The Great Lodge

Approached along jasmine scented paths through a coral stone tiled entrance garden this building is centrally placed within the property and forms the main entertaining space. It comprises: A huge **reception room** with teak floor boards, full-height greenheart ceiling and precision made sliding glass panels which open fully along the entire length of the room. Separate **sitting room** also with teak floor boards and greenheart ceiling. Fully fitted **bar area** with wine storage / cooler and icemaker. Fully fitted working **kitchen** with stainless steel units and stone worktops, range cooker, double fridge, freezer, coffee maker. Exterior covered 12' deep wrap around **balcony** with Peruvian mahogany floor boards and greenheart hand rails.









## Master Lodge 1

Situated to one side of the Great Lodge, this comprises a very spacious double **bedroom**, adjoining sitting room, fully-fitted **dressing room** and **bathroom** with both bath and shower. A spacious decked **veranda** affords wonderful views over Hope Beach below.



**Master Lodge 1**  
30ft x 30ft with a 10ft deep veranda







## Master Lodge 2

Situated to the other side of the Great Lodge, this comprises a very spacious double **bedroom**, adjoining sitting room, fully-fitted **dressing room** and **bathroom**. Its deep veranda affords wonderful views over the sea.



**Master Lodge 2**  
30ft x 24ft with a 10ft deep veranda

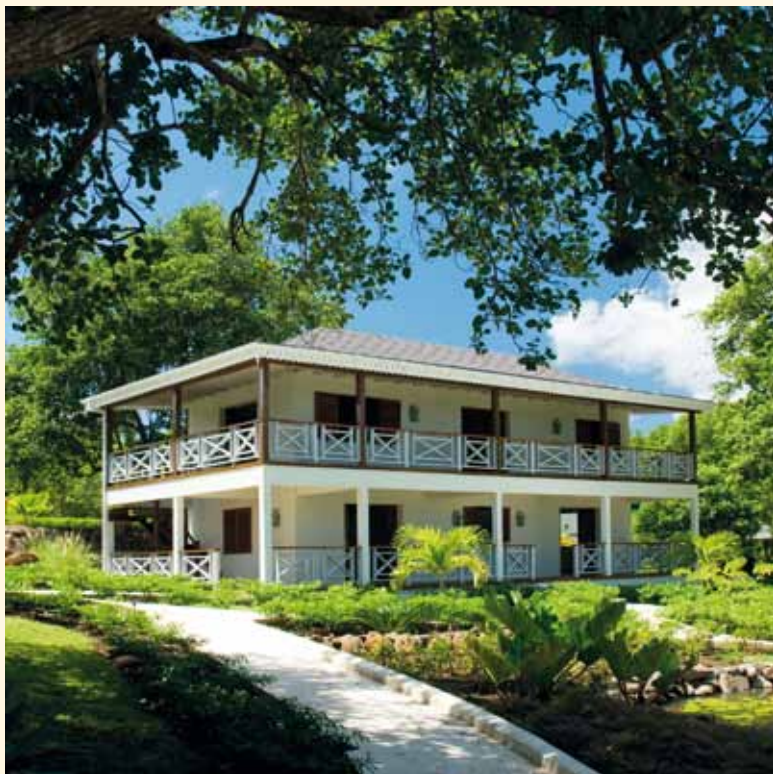


## Guest Lodge

Comprises a very spacious double **bedroom**, fully-fitted **dressing room** and **bathroom**.

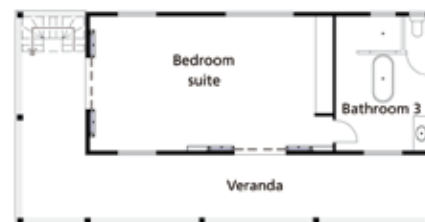






## Family Lodge

Comprises a huge **bedroom** and ensuite **bathroom** on the first floor with **2 bedrooms**, each with ensuite **bathrooms** on the ground floor.



### Family Lodge

#### Upper Floor

40ft x 16ft with a 8ft deep veranda



### Family Lodge

#### Lower Floor

40ft x 16ft with a 8ft deep veranda





## Swimming Pool

Coral stone steps lead down from the Great Lodge veranda and garden to the 45ft x 15ft **swimming pool**, surrounded by a generous coral stone terrace with a shady gazebo at one end and a raised hard wood decked area at the other. Being an infinity pool the view over Hope Bay from the pool is truly spectacular. The fresh water is cleaned by a salt sanitizer.

## Services

Beneath the pool is a large **plant room** which houses all the pool equipment, the back up generator for the property which kicks in automatically in the event of a power cut, together with all the incoming electricity and data cables which then go out to the various different buildings.

- telephone and data
- mains electricity at 110 & 220 v / 50 cycles
- generator
- private water supply from underground water tanks
- Cable TV
- mosquito-netted window openings
- ceiling fans
- air conditioning
- private drainage





## Gardens and Grounds

The property is situated on the edge of Mount Pleasant overlooking Hope Bay, arguably one of the best and most exclusive locations on Bequia. This site has the ideal combination of relatively flat land at the top for the buildings and gardens, then below this the land falls away so providing excellent separation and privacy.

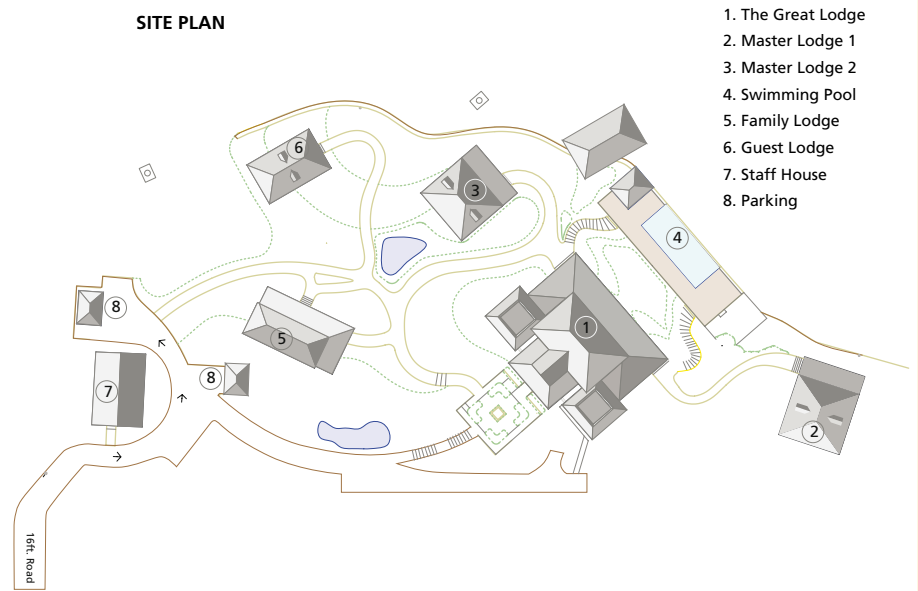
The gardens have been designed and planted by Hadley Gardens and laid out sympathetically to achieve both intimacy and a natural transition to the remainder of the property. They are an integral part of the project and provide a magical setting for the property. By retaining the mature cedar trees and transplanting a large number of semi-mature palm trees the site already has a mature feel about it.

All the planting has been carefully selected for its suitability to the site and has been sourced locally. Trees include frangipani, palm, mahogany and fruit trees. Scented plants include jasmine and there is plenty of sensitive local colour such as hibiscus, periwinkle and plumbago.

- Fully automated watering system
- Garden and exterior pathways are lit by a dawn 'til dusk fully automated lighting system.

## HOPE LODGE

### SITE PLAN







## Staff House

Located at the entrance of the property it comprises a living room, two **bedrooms** and a **shower room**. The lower floor comprises a general **storage area** and fully functioning **laundry room**.



**Staff House**  
24ft x 30ft with a 6ft deep veranda



**Lower Floor**





## Hope Bay

There is no road down to Hope Bay, only a track, so this ensures it retains its extraordinarily wild and remote feel. The beach itself is about a quarter of mile long with a backdrop of an old coconut tree plantation. The sea temperature is always warm but being on the Atlantic side the waves are sometimes exciting!

## Wildlife

One of the great attractions of Bequia is the diversity of its countryside: deserted beaches, rugged cliffs, lush green meadows, spectacular views down the Grenadine islands, windswept hills, patches of rain forest, and fabulous wild flora and fauna. Within this framework is a teeming wildlife population including turtles, tortoises, iguanas and many more fascinating animals. All these can be regularly found at Hope Bay and its beach.



# Renting

In general

Guests should feel free to use the property as their own.  
For all queries, instructions, complaints etc please speak to the house manager, Norrel, in the first instance.

Rental rates (US\$ per week)

LOW SEASON	HOLIDAY SEASON	HIGH SEASON	EASTER	CHRISTMAS & NEW YEAR
1st May - 30th Jun 1st Sep - 15th Dec	1st July - 31st Aug	9th Jan - 30th Apr Except Easter	12th Apr - 26th Apr	16th Dec - 8th Jan
\$10,000	\$12,000	\$12,500	\$15,000	\$20,000

## Accommodation Details:

- See pdf of the property
- Sleeps: As standard sleeps 12 in total in 3 double bedroom lodges and 1 three double bedroom lodge. The Staff Lodge may be made available by separate arrangement. In addition sofa beds may be made available by separate arrangement.
- Practicalities: 2 washing machines, tumble dryers and 2 dishwashers, ample parking
- Facilities: Outdoor salt water swimming pool with 12 sun loungers
- Audio Visual: Cable TV, DVD player and ipod music stations
- Internet & Communications: Wireless Internet in great lodge, fixed internet in all other lodges
- Restrictions: No all male or female groups, no pets and children under 6 years old by prior agreement. Please note that disabled access is limited.

## Travel Arrangements

House staff will arrange airport pick ups and drop-offs. The airport is only 15-20 minutes away. If required, a taxi would cost about EC\$ 20. SVG Air require passengers to check in 1 hour before departure so please be ready to depart Hope Lodge 80 minutes before departure time.

## Rental inclusive of

- Bed linen and towels
- Soap, loo paper & cleaning materials
- Store cupboard essentials
- Gas and electricity

## Food and drink

- A 'welcome pack' of basic essentials to include coffee, tea, sugar, milk, bread, butter, marmalade, eggs, bacon, 2 bottles of wine, 6 bottles of beer and 1 case of water will be purchased on behalf of guests prior to arrival, the cost of which will be added to the guests' bill.
- A pre-arranged dinner will be arranged for the day of arrival as well as breakfast the following morning. The cost of food will be added to the guests' bill.
- It will then be up to guests to arrange with the house manager the purchase of food and drink. Guests can pre-arrange for food and drink to be bought on account, for which a deposit will be required, otherwise they will have to give cash to the house manager for all purchases.

## Vehicles

- A Kawasaki Mule will be provided free of charge for use of guests with valid local driving licence (diesel to be paid for by guests)
- A 7 seater Toyota Land cruiser is also available by arrangement at US\$ 50 per day.

## Staff

Included in the rent for up to 8 guests:

- General manager and pool maintenance (always on call)
- Cleaning maid (5 hours per day with Saturdays off)
- Gardener (5 hours per day with weekends off)
- Cook and Waitress (to cook and serve breakfast)

Available by arrangement at additional cost:

- Chef for lunches and / or dinners

## Services

- Mains electricity at 110 & 220 volts with linked-in generator
- Telephone and data
- Private water supply (from extensive underground water tanks) and drainage
- Cable TV
- Air-conditioning as well as ceiling fans
- Mosquito-netted window openings









## Island Life

Bequia is so attractive as an Island because it is large enough to have sufficient amenities to have fun on, but not so large as to be adversely affected by tourism. On Bequia one takes a step out of the hectic pace of the world, the pace of life is slower and there is time to savour this charming island, rich in tranquility and tropical atmosphere.

Bequia is a favourite for yachtsmen due to its favourable trade winds. It is friendly and relatively undeveloped, with unspoilt scenery and secluded beaches. Port Elizabeth contains everyday shopping and local markets. Small hotels, restaurants and bars are scattered throughout the Island, along with some private rental houses, several dive shops, sailing and motor boats for hire and charter.

Christmas and Easter are the main holiday seasons, with a well known sailing regatta, a jazz festival and a carnival.

Nearby are the islands of St. Vincent with its fascinating volcano and tropical rain forests, Mustique with its glamour and superb beaches, Canouan with its Donald Trump inspired golf course and the Tobago Cays, a world famous heritage site. All are within a short boat trip.







Hope Bay



Photography: Wilfred Dederer 2012  
Design & Print: Verschöyle Graphic Design

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## Viewing

All the necessary arrangements for you to view the property can be made on your behalf including flights, transfers, accommodation and a personal tour of Bequia.

## Information Pack

The sellers have produced a full information pack containing full details of the construction, plans and instructions

## Purchasing

This is based on English law and is very straightforward. A 10% deposit is payable on exchange of contracts with the remainder due on receipt of a licence from the Government to own property. Once this is granted and the necessary fees and taxes paid completion takes place and the property is registered by way of a formal registered Deed.

## Owning

With its own staff house the property will have no problem attracting either permanent or part time staff. Alternatively staff can be employed locally so freeing up more accommodation. There is a good and active rental market in Bequia during the season so it should be possible to offset a large proportion of the running costs of the property by letting it out when not required.

## Price



