

INTRODUCING  
Holmbury, La Rue Des Canons, Trinity, JE3 5DA



Connecting People & Property Perfectly.

Holmbury is a substantial rural estate incorporating a farmhouse with contemporary glass and granite extensions providing privacy and seclusion yet centrally located with easy access to St Helier and all the Island amenities.

The property has been completely renovated and future proofed to be energy efficient with air source heat pumps and solar panels providing almost unlimited hot water and heating capability. The heating systems are operated using Heatmiser controls which are centrally managed by a building management system all conveniently located within a dedicated plant room. There are many entertaining and living areas offering a variety of options from cosy firesides to contemporary and stylish lounges.

A large family kitchen is the heart of the house and is supplemented by a separate chef's kitchen ideal for entertaining. A variety of 8 bedrooms and bathrooms provide sizeable accommodations for families and guests. There is high speed fibre broadband with wifi everywhere and Cat 6 cabling throughout. Cbus and Lutron lighting systems and Sonos sound throughout ( including garden and pool area ) deliver modern living and ambience at the touch of a button. Home security is provided with hardwired fire and intruder systems and CCTV.

Holmbury sits within 20 verges ( approx. 10acres ) of its own land providing high levels of privacy and is enveloped by landscaped gardens including a pool area. Approached by a gravel drive off a quiet lane there is garaging for 6 cars and an ample parking area. There is a one bedroom cottage suitable for staff or guests attached to the main house, adding to the appeal for those requiring on site staff.

- **Stunning 8 bedroom period property**
- **Picturesque rural setting**
- **Attached one bedroom guest cottage**
- **20 Verges of surrounding land**
- **Heated swimming pool**
- **Extensive manicured gardens**
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6



9



7



20

**Price £10,000,000** | Qualified | Freehold

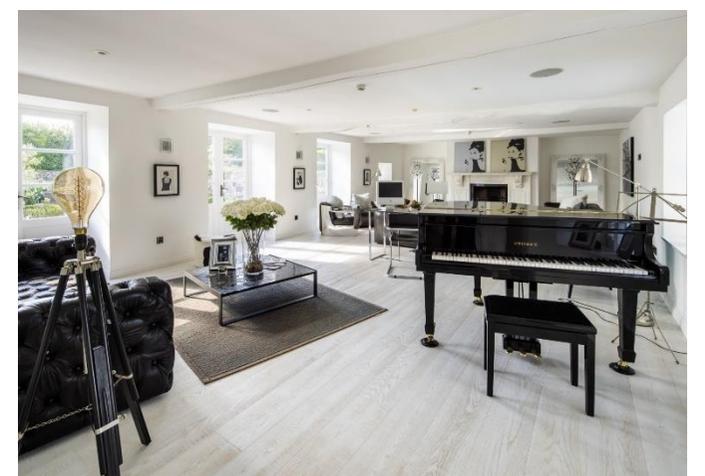
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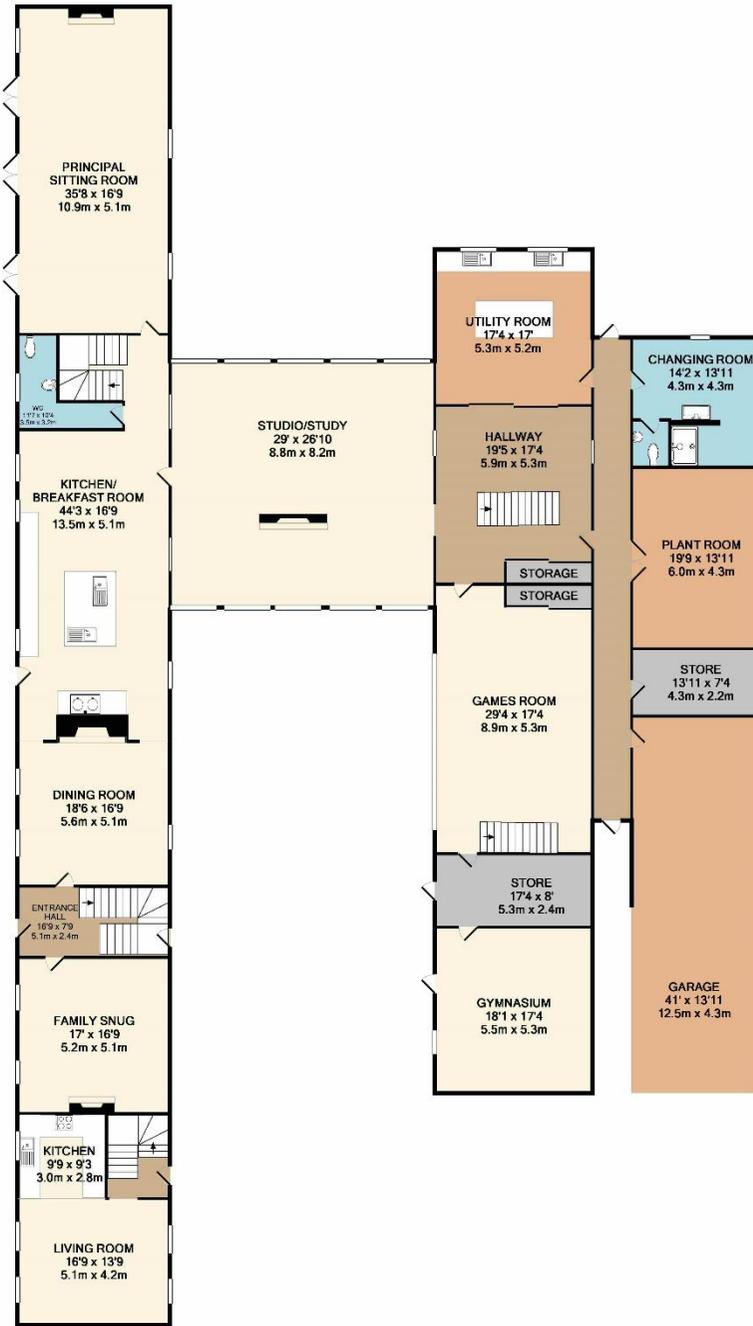
WILSONS Knight Frank



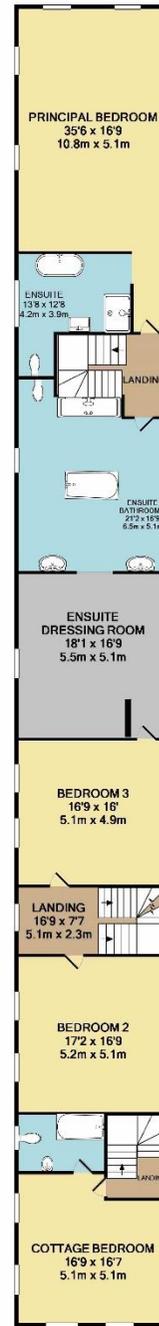




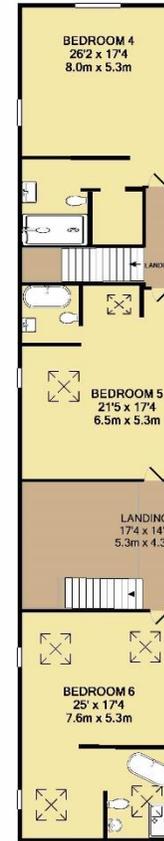




GROUND FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.3 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 278 SQ.FT.  
(25.8 SQ.M.)



THIRD FLOOR  
APPROX. FLOOR  
AREA 52 SQ.FT.  
(4.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 10408 SQ.FT. (966.9 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## SERVICES

Mains water

Mains drains

3-phase power supply

Borehole garden irrigation

## DIRECTIONS

### ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

### VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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