



Energy efficient and spacious family home with complete privacy.

Rue Des Canons, Trinity, JE3 5DA

Guide Price: £8,750,000

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**Fabulous property with great privacy • Stunning mature gardens • Surrounded by its own land • Integral 1 bedroom cottage • Heated swimming pool • 2 garages and ample parking • Approx 10,677 sq ft**

**• 8 bedroom • 7 bathrooms • 5 reception rooms**

#### **Local Information**

Holmbury benefits from a beautiful rural location. Great for ramblers and dog walkers as it is close to the north coast walking paths where the scenery is ruggedly beautiful.

It offers an ideal location for families looking for security and privacy and there are several excellent schools nearby, such as St Michael's Preparatory School, Victoria College Preparatory School, Jersey College for Girls, Beaulieu Convent School for Girls and Victoria College for Boys.

#### **About this property**

Nestled in the heart of 10 acres of equine grazing, providing total privacy and yet within easy reach of St. Helier and schools, Holmbury is a sprawling Jersey family home created by linking all the buildings of this 10,000 square foot property. Totally rebuilt within the original and historical granite façade, attention to every detail from the high spec cabling and underfloor heating to high speed fibre broadband and the very best lighting systems, Holmbury is a unique future proofed home.

Energy efficiency was a major requirement of the rebuild, achieved with a Building Management System located in a dedicated plant room controlling energy usage to provide heating,

hot water, and pool heating from a combination of solar panels and air source heating. The resulting low energy bills and minimal carbon footprint are testimony to the ingenuity and engineering of this project. Heatmiser controls for all the underfloor heating, radiators and hot water are simple to use and control everything from a single keypad located in the main kitchen. Cebus lighting systems create custom lighting for a variety of effects including security lighting modes for periods when the house is vacant. Sonos sound systems everywhere, including the terrace and pool areas controlled from a tablet or your mobile phone complete the modern flexibility of life at Holmbury.

Spread over three main buildings, Holmbury provides a living experience from contemporary Philippe Starck bathrooms and interiors in the barn wing to cosy rooms and waxed floorboards in the main farmhouse. At the heart of the house is a large family kitchen with an electric AGA, a huge central island and a family dining area overlooking both the pool and the garden. There's a choice of 4 living areas according to mood and time of year, from a cosy library with wood burning stove to a contemporary lounge overlooking the pool area and courtyard and a huge living room with access to the sun terrace





and garden. The barn wing has a second kitchen and a games room ideal for families, plus a discreet and quiet room with its own external access currently used for yoga.

An Italian inspired garden, a secluded pool area, and a cosy courtyard all enclosed behind high granite walls provide seclusion and privacy. The discovery of a well provides the gardens with irrigation. A drive in garage connected to the barn wing provides a unique all weather access to Holmbury which is ideal for families. External CCTV completes the detail of privacy.

There is a charming granite cottage attached to the main house with one bedroom and bespoke kitchen and bathroom. The cottage is also connected to the main house alarm systems providing ideal staff or guest accommodation.

#### **Tenure**

Freehold

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.

Telephone:

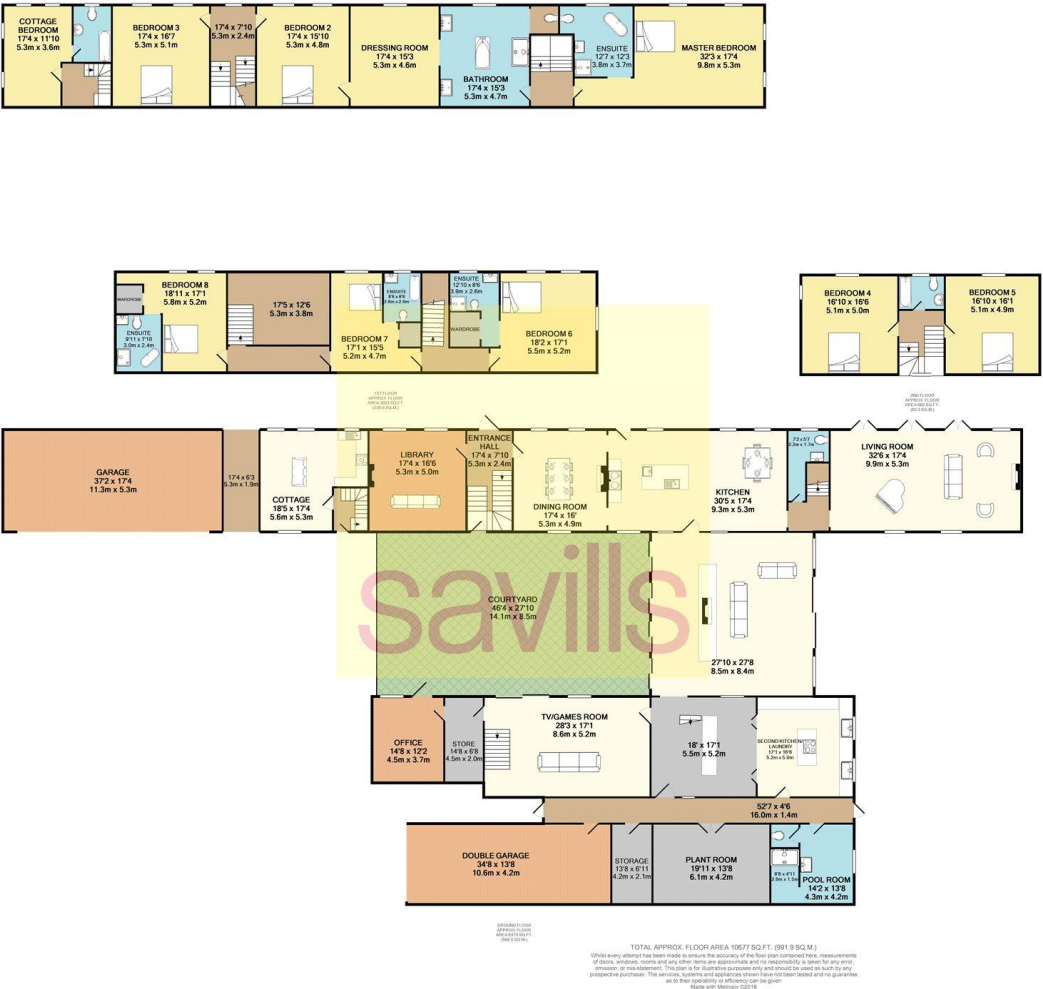
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