

# Hamptons

INTERNATIONAL

## Holmbury

8  7  6 

GUIDE PRICE

**£7,950,000**

**(£7,950,000)**







## Property details




### Key features

- **Stunning countryside property**
- **Top level security system**
- **Private gated entrance**
- **Staff cottage**
- **Mix of formal and informal living sp**
- **8 Bedrooms, 7 bathrooms**
- **Sympathetic use of modern technol**
- **Gardens, pool and courtyard**
- **10 acres of surrounding land and O**
- **Call Angela on 07829 900010 or an**

### Attributes

-  **Swimming pool**
-  **Garage**
-  **Private parking**
-  **With land**
-  **Garden**
-  **Refurbished**

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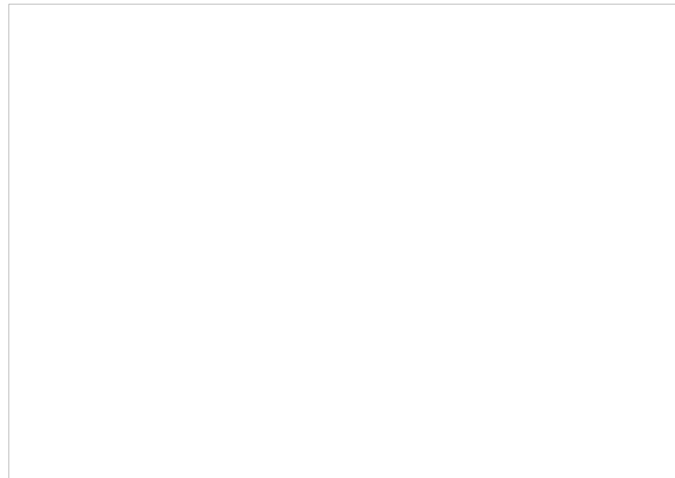
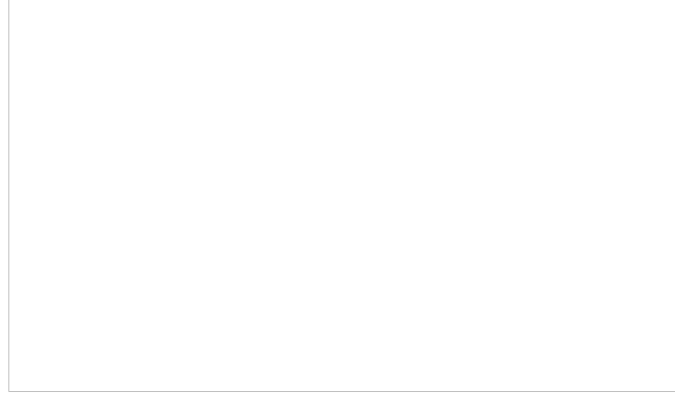
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## Description

A Rare and Remarkable Country Retreat Holmbury is a truly exceptional rural estate that exemplifies a seamless blend of old-world charm and forward-thinking design. From the moment you arrive, it is immediately clear that this is no ordinary property. The original farmhouse, with its traditional granite façade and characterful features, has been lovingly restored and thoughtfully extended to create a home that is as timeless as it is contemporary. Set within approximately 20 verges (10 acres) of its own manicured land (including agricultural / equine / orchard), Holmbury offers an extraordinary level of privacy and tranquillity while remaining within easy reach of St Helier and all of the island's amenities. A long, tree-lined gravel driveway leads to the house, where the grounds open up to reveal beautifully landscaped gardens, a heated swimming pool, and extensive parking, including garaging for up to six vehicles. Inside, the home has been entirely reimagined with a focus on luxurious modern living, family comfort, and sustainability. An impressive glass and granite extension forms a stunning link between the original house and a converted barn, creating a breathtaking entertaining space that floods with natural light and frames views across the gardens. Throughout the home, a variety of reception rooms provide elegant options for every mood and occasion, from cosy fireside lounges to sleek, modern living areas. At the heart of the house is a generous family kitchen, perfectly equipped for everyday use, alongside a fully-fitted chef's kitchen designed for effortless entertaining. The accommodation extends to eight spacious bedrooms and an equal number of beautifully appointed bathrooms, making Holmbury ideal for large families and visiting guests alike. For those seeking further flexibility, a one-bedroom cottage is attached to the main house-ideal for staff, extended family, or independent visitors. No detail has been overlooked in the planning and renovation of this remarkable home. Designed to be energy efficient and future-proofed, Holmbury benefits from air source heat pumps and solar panels which together provide an almost unlimited supply of hot water and heating. These systems are managed through a Heatmiser-controlled building management system, neatly housed within a dedicated plant room. Technology plays a key role in the home's design, with high-speed fibre broadband, Cat 6 cabling throughout, Cbus and Lutron lighting, Sonos sound in every room (and extending into the garden and pool area), and a fully integrated fire, intruder, and CCTV security system. Holmbury is a rare find-a property that offers all the soul and beauty of a historic country home while providing every modern comfort and innovation imaginable. It is a sanctuary for those who appreciate style, substance, and sustainability, and a property that must truly be seen to be fully appreciated.

Bedroom 8 Dimensions: 5.77m x 5.21m ( 18'11 x 17'1). Family Kitchen/Diner/Sitting room Dimensions: 9.27m x 5.28m ( 30'5 x 17'4). Bathroom Dimensions: 2.40m x 1.80m ( 7'8 x 5'11). Garaging Dimensions: 11.33m x 5.28m ( 37'2 x 17'4). For multiple vehicles. En-Suite 1 Dimensions: 3.84m x 3.73m ( 12'7 x 12'3). Entrance Hall Dimensions: 2.39m x 5.28m ( 7'10 x 17'4). Bedroom Dimensions: 3.61m x 5.28m ( 11'10 x 17'4). Store Dimensions: 2.03m x 4.47m ( 6'8 x 14'8). Bedroom Dimensions: 9.83m x 5.28m ( 32'3 x 17'4). Storage Dimensions: 2.11m x 4.17m ( 6'11 x 13'8). Bedroom 4 Dimensions: 5.03m x 5.13m ( 16'6 x 16'10). Bedroom 2 Dimensions: 4.83m x 5.28m ( 15'10 x 17'4). En-Suite Dimensions: 1.98m x 2.59m ( 6'6 x 8'6). En-Suite 2 Dimensions: 4.65m x 5.28m ( 15'3 x 17'4). Drawing Room Dimensions: 8.43m x 8.48m ( 27'8 x 27'10). Dining Room Dimensions: 4.88m x 5.28m ( 16'0 x 17'4). Kitchen/Diner/Sitting Room Dimensions: 5.61m x 5.28m ( 18'5 x 17'4). Bathroom Dimensions: 2.03m x 2.97m ( 6'8 x 9'9). Restoration Works Dating back to 1659 the property was completely renovated and restored in 2014 by the current owners. Completely rebuilt throughout, all the way back to the structure, the house now has all new wiring, plumbing, windows, roof, insulation, and heating. The vendors made the decision to have the house as self-reliant as possible with air source and solar power to minimise the property's carbon footprint as much as possible. Bedroom 5 Dimensions: 4.90m x 5.13m ( 16'1 x 16'10). Library Dimensions: 5.03m x 5.28m ( 16'6 x 17'4). Office Dimensions: 3.71m x 4.47m ( 12'2 x 14'8). TV/Games Room Dimensions: 8.61m x 5.21m ( 28'3 x 17'1). Secondary Kitchen/Laundry Dimensions: 5.03m x 5.21m ( 16'6 x 17'1). Hall Dimensions: 1.83m x 2.31m ( 6'0 x 7'7). Cloakroom Dimensions: 2.18m x 1.70m ( 7'2 x 5'7). En-Suite Dimensions: 2.59m x 3.91m ( 8'6 x 12'10). En-Suite Dimensions: 2.39m x 3.02m ( 7'10 x 9'11). Bedroom 6 Dimensions: 5.54m x 5.21m ( 18'2 x 17'1). Bedroom 3 Dimensions: 5.05m x 5.28m ( 16'7 x 17'4). Security The property has a full CCTV and alarm system (including the cottage) which can be accessed on your phone to provide peace of mind. There is also a private gated entrance. Tech There is a separate, easy to access plant room, that houses the solar and air source systems. The property management system is intuitive and designed for ease of use and most of the maintenance can be carried out remotely. The system allows you to switch between air source and solar power depending on the seasons. There is a Cbus lighting system that can also be remotely

controlled and has security settings for when you are off-island. You have an integrated Sonos sound system throughout the house. Plant RoomDimensions: 6.07m x 4.17m ( 19'11 x 13'8).OutsideOn the southern aspect of the property, you have an Italian style garden which is accessed from most of the main reception rooms. It is a perfect place to relax and enjoy the sun. On the western aspect, you have a pool and a separate garden. This is ideal for watching the sun go down or spending time with family and friends. There is also a delightful internal courtyard. Surrounding Holmbury is 10 acres of equine land.LandingDimensions: 2.59m x 2.31m ( 8'6 x 7'7).AccommodationOffering in excess of 10,000 sq.ft of accommodation within the main residence, There is a range of both formal and informal reception spaces including a large living room, fantastic kitchen, separate dining room, cosy snug, games room, and chefs kitchen. together with eight-bedrooms, 7 bathrooms (six en-suite). Externally, there is a self-contained one bedroom cottage which is ideal for guests or staff.Sitting RoomDimensions: 9.91m x 5.28m ( 32'6 x 17'4).Bedroom 7Dimensions: 4.70m x 5.21m ( 15'5 x 17'1).Double GarageDimensions: 10.57m x 4.17m ( 34'8 x 13'8).Pool RoomDimensions: 4.32m x 4.17m (14'2 x 13'8). Comprising shower and W/C.ParkingThe property has a 4 car garage and a carport with space for an additional 2 cars. There is external parking for over 10 cars.Dressing RoomDimensions: 4.65m x 5.28m ( 15'3 x 17'4).Parking - GarageParking - Off street











































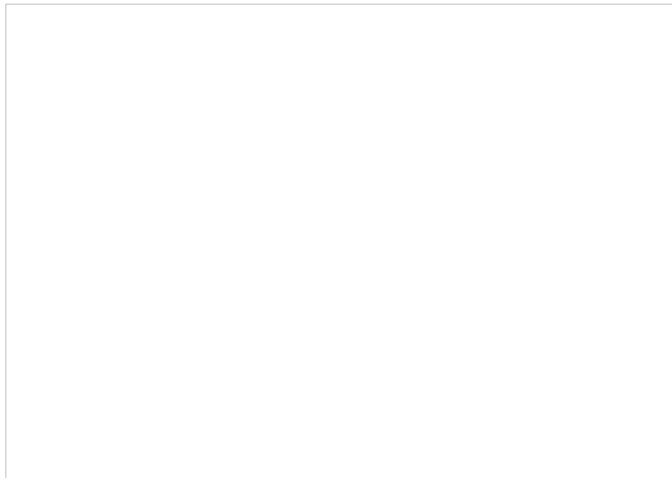
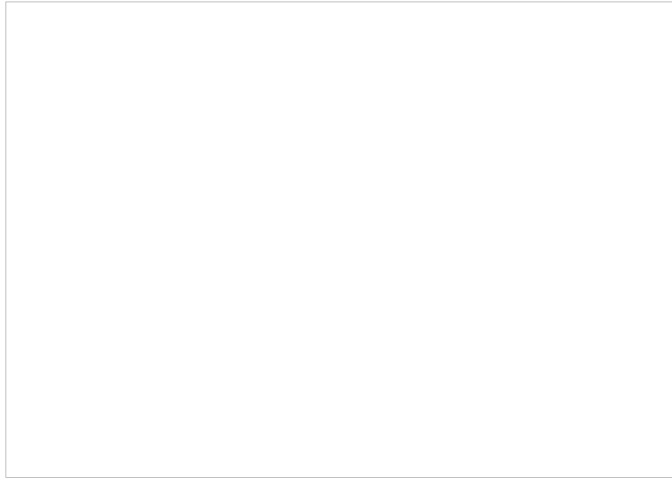












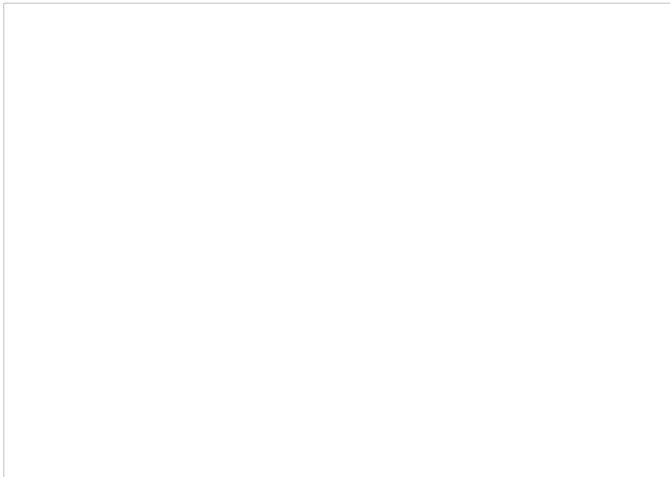








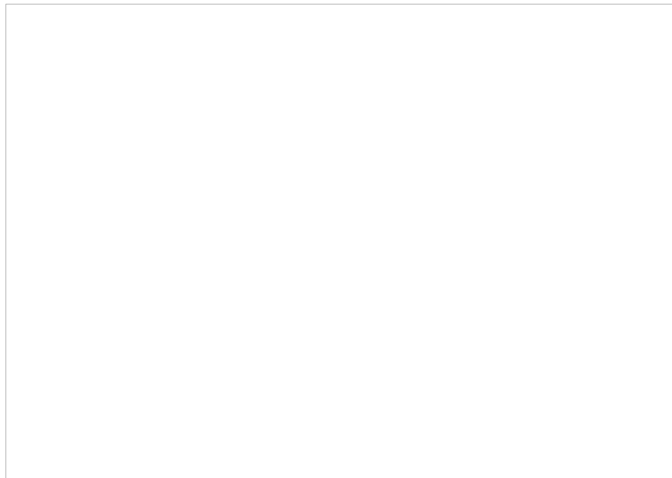
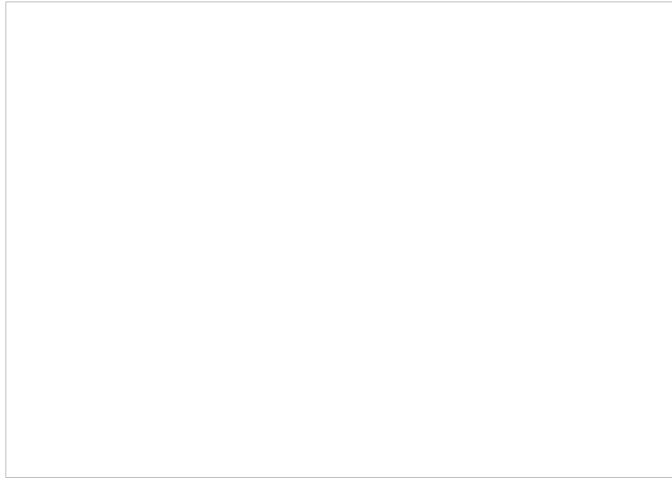












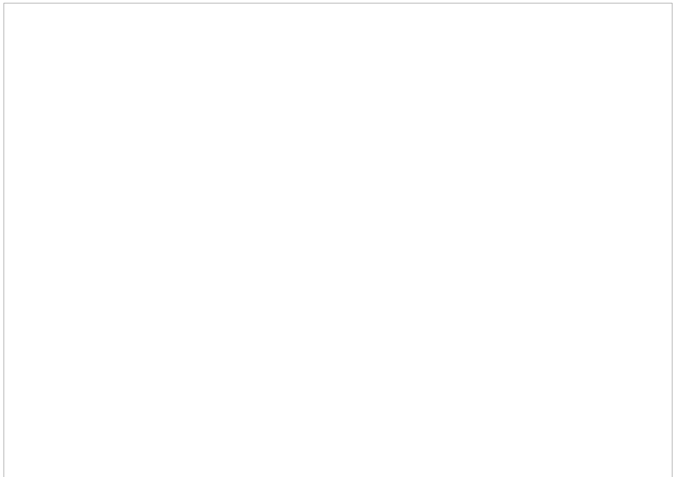




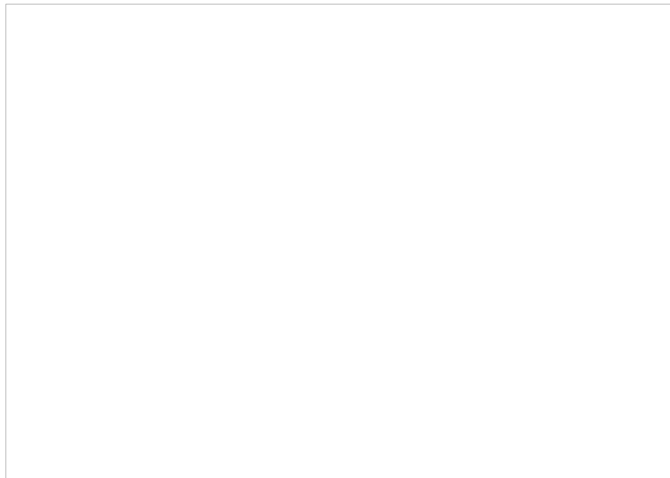
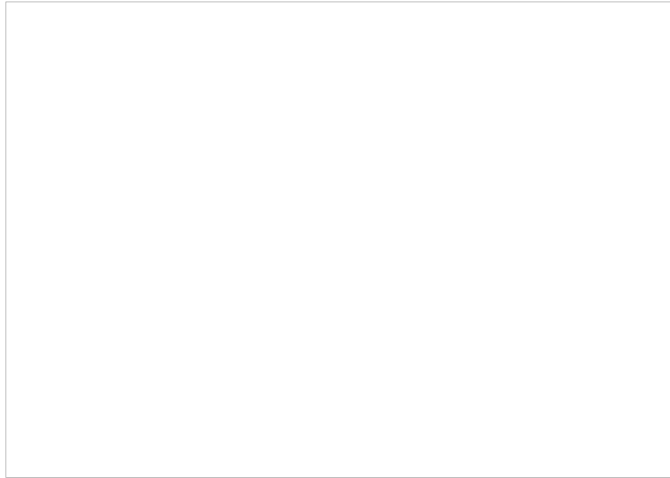




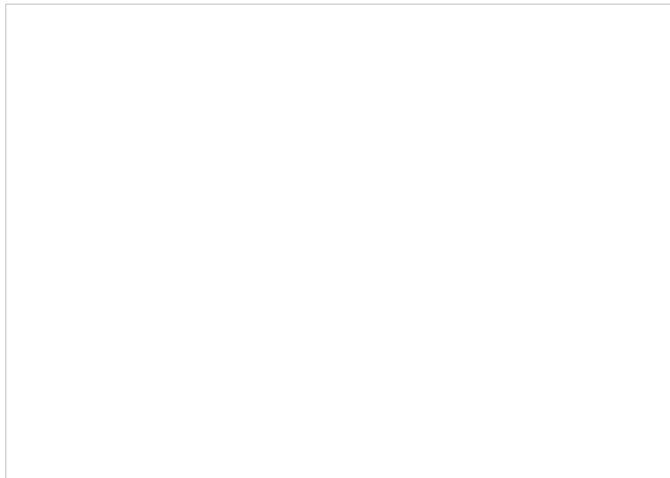
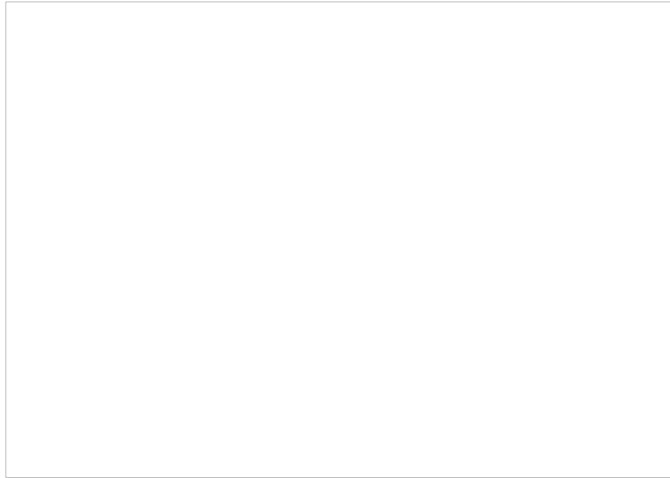










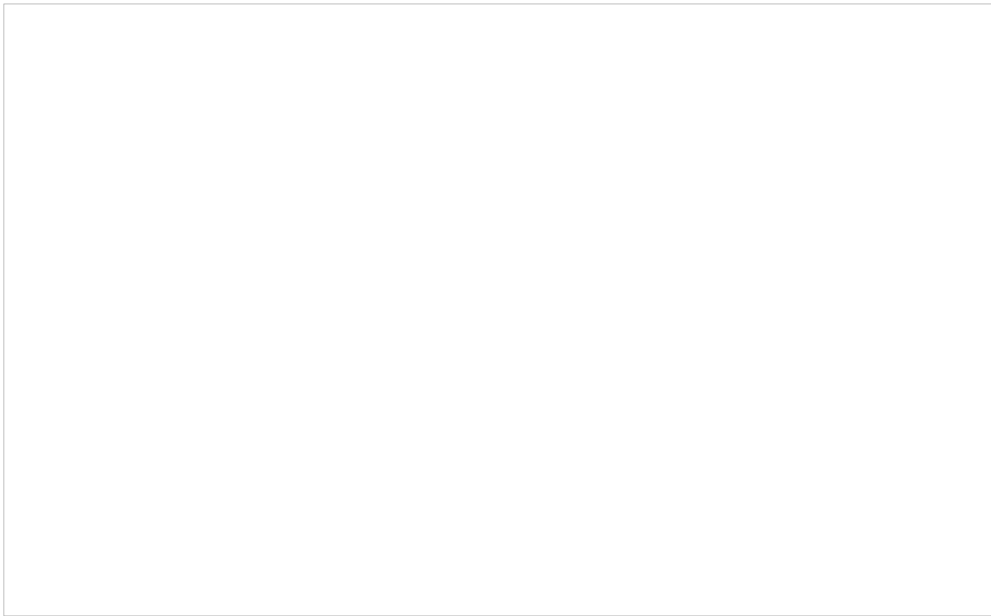




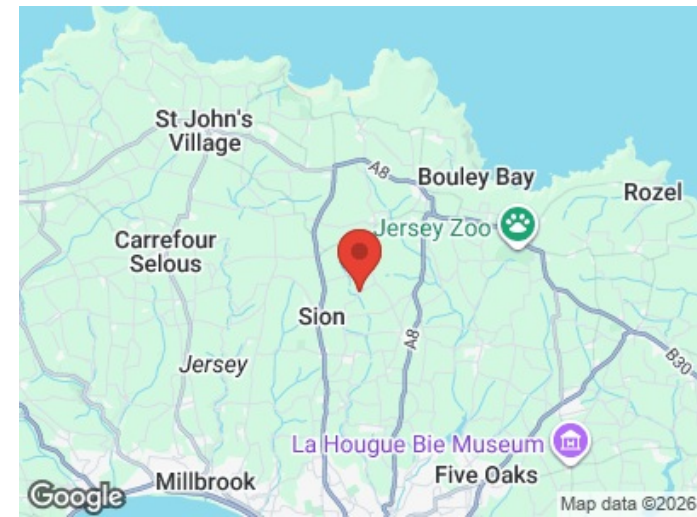
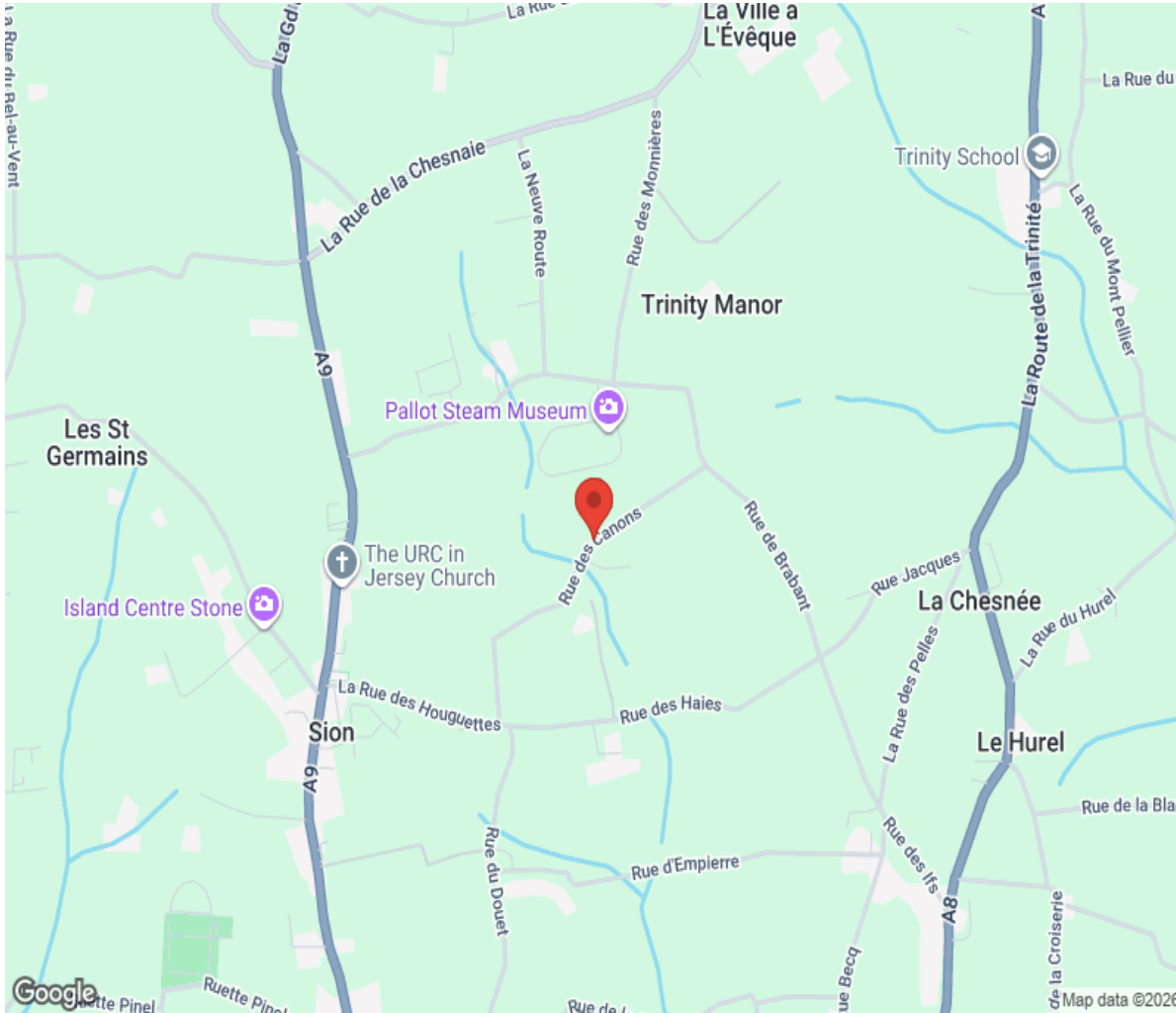


## Floor plan

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# Location



# Hamptons

INTERNATIONAL

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