

# THE MAISON DE LA VALETTE ESTATE



JERSEY • CHANNEL ISLANDS

# MAISON DE LA VALETTE

## TRINITY • JERSEY

*A landmark private estate of international distinction*

### Ground floor

Reception hall • Drawing room • Dining room • Library • Orangery • Kitchen/breakfast room • Atrium  
Stunning palladian style entertaining complex with sitting, dining areas and dedicated kitchen  
Changing facilities • Integral garaging for 3 cars

### Lower ground floor

Games room • Cinema room • Laundry/Utility with staff dining area • Plant room • Wine store  
Gymnasium complex with Sauna and Steam room

### First and Second floor

Master bedroom with 2 bathrooms and 2 dressing rooms • 4 further bedroom suites • landing/sitting room  
Executive Office suite with impressive boardroom, general office and dedicated kitchen

A pair of 2 bedroom staff/guest cottages

Stable complex with groom's flat • 6 loose boxes • tack room and gardeners' stores.  
Garage outbuilding and maintenance yard

Long gated tree-lined drive • Stunning gardens and grounds • Ponds • Woodland • Paddocks • Privacy

**In all circa 18 acres**

### Owner's Appointed Joint Sole Agents



#### Wilson's

3 Charles Street, St Helier, Jersey JE2 4SF

Tel: +44 (0)1534 877 977  
clifford@wilsons.je

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## Jersey

The Island of Jersey is the largest and most southerly of the British Channel Islands, situated about 14 miles from the French coast and 22 miles south-east of Guernsey. The island has excellent communications with scheduled flights from all major UK airports, together with links by sea to Portsmouth and Poole in the UK, St Malo and Granville in France and the other Channel Islands.

Jersey has a population of about 100,000 and is governed by The States Assembly. Although Jersey has historical ties to Britain, with a constitutional relationship established over 900 years, it is not part of the UK or the political aspect of the

European Community. Jersey is fully recognised by HM Government as an independent low tax jurisdiction.

The island offers a safe and secure lifestyle, with a very low crime rate and provides a wonderful family environment. Jersey's countryside is very attractive and the lovely coastline offers a range of safe and sandy beaches, together with a network of stunning cliff walk paths.

There are several golf courses, including 3 x 18 hole courses.

Easy commuting to London and to numerous regional airports. Excellent private jet handling facilities plus top of the range charter.







## La Maison de la Vallette

This immensely impressive neo classical inspired property is set in beautiful tranquil country surroundings. The house sits centrally within circa 18 acres of beautiful gardens, managed woodlands and equine grasslands and is approached via a long carriage driveway. Maison de la Vallette ranks as one of the finest private residences to have been created in Britain in recent years.

The principal residence extends to some 21,000 sq. ft. providing an outstanding range of both elegantly proportioned and exquisitely presented accommodation. Fitted and appointed throughout to an exceptional standard.

The accommodation includes: Magnificent hallway with sweeping stairway, 4 superb reception rooms, an exceptional Palladium style pavilion entertaining complex, overlooking the swimming pool - This complex includes spacious leisure and dining areas together with a dedicated functions kitchen, entertainment bar area and pool facilities. An exceptional executive office suite includes an impressive boardroom, reception/general office and dedicated kitchen. The upper floors provide 5 bedroom suites, together with a second floor leisure room/landing area with 'snacks' kitchenette, whilst the lower ground floor offers a very large leisure/games room, a 'state of the art' cinema and a large gymnasium/health complex. Passenger lift to all accommodation levels.

Within the grounds, there is an attractive mews of two x 2 bedroom cottages, together with a stable yard with 6 loose boxes, a tack/feed room, a hay barn and groom's accommodation. The surrounding grounds are among the many outstanding features of this exceptional property, huge care and time has been spent in the layout and execution of the gardens which are maintained to the highest standard. Adjacent to the house there is a splendid swimming pool complex set within classical styled formal landscaped garden surrounds. Also within the grounds are two small lakes, a feature waterfall and a sizeable natural valley offering a network of beautiful woodland pathways. Several post and railed horse grazing paddocks.

Construction of this truly magnificent home was commissioned at the instance of an international property developer, as his principal home and took some 5 years to create. Completed in 2014, the entire property is offered in virtually new condition.

















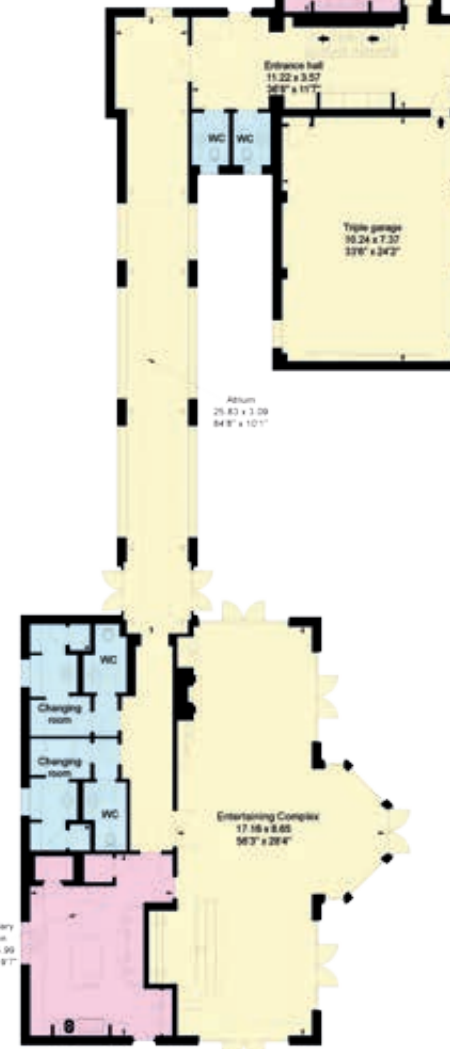
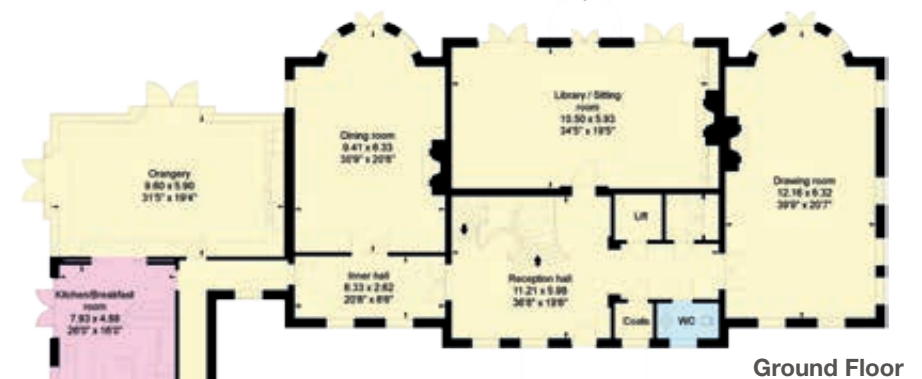












- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area**

Main House: 21,044 sq ft / 1,955 sq m

Cottages: 1,776 sq ft / 165 sq m

Stable Flat: 398 sq ft / 37 sq m

Stables / Outbuilding: 2,175 sq ft / 202 sq m

Total: 25,393 sq ft / 2,359 sq m





### First Floor

Not shown in actual location/orientation



### Stable Flat

### Stables

Not shown in actual location/orientation



### Second Floor

Not shown in actual location/orientation



### Outbuilding

Not shown in actual location/orientation



### First Floor

Not shown in actual location/orientation



### Cottages

Not shown in actual location/orientation









































Staff/guest cottages



Stable yard and groom's accommodation



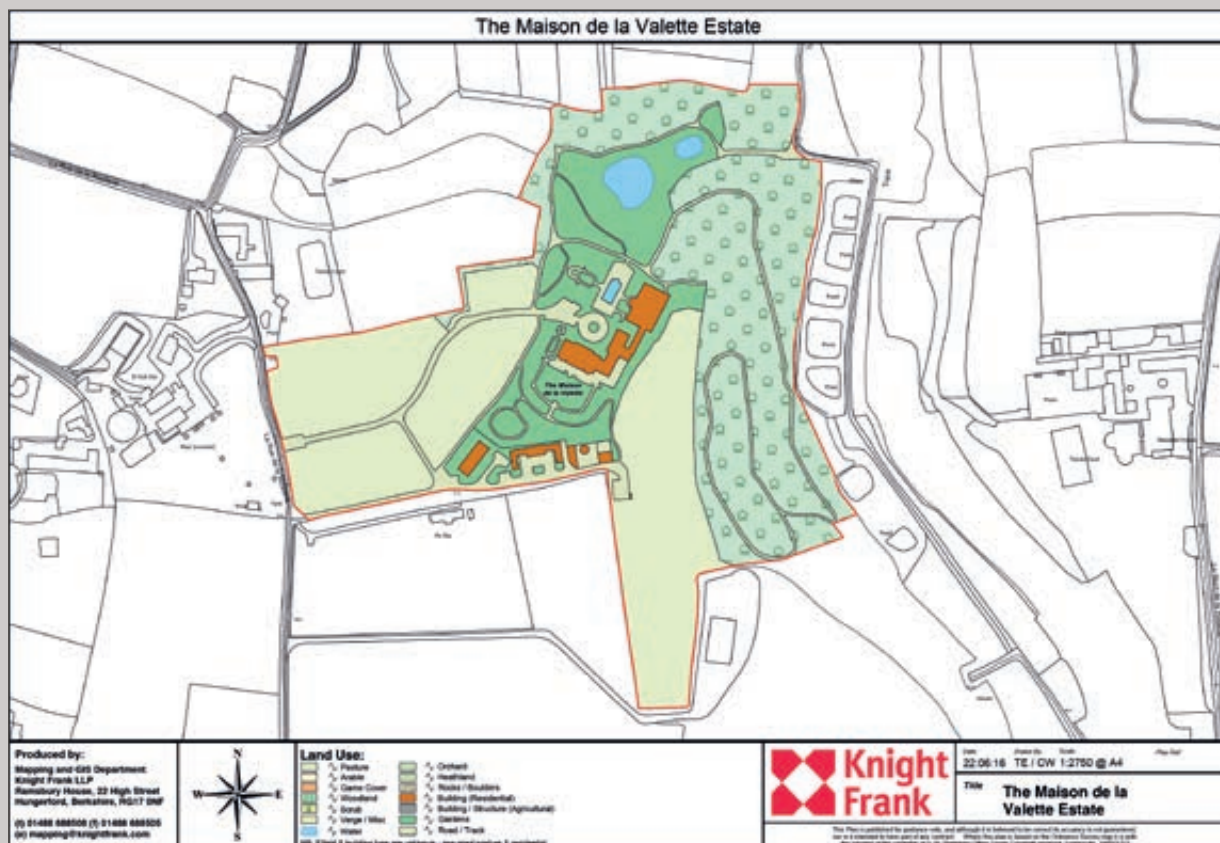
## Location within the island of Jersey

The Maison de la Valette Estate stands discreetly located within the heart of Jersey's picturesque countryside and is accessed off a quiet 'Green Lane' (15 mph limit). The estate enjoys great ease of access to the island's capital town of St Helier (1.5 miles) and to most of the principal schools, whilst the airport is located some 30 minutes away (6 miles circa).

Maison de la Valette stands served by a long tree lined principal gated driveway and a gated secondary driveway serves the staff cottages and horse stable block.







## Services

Mains drainage, water and electricity are connected. Borehole providing water for the automated irrigation system. High capacity liquid gas storage facility.

## Current Jersey Tax Profile

Jersey is an independent low tax jurisdiction enjoying a stable political base and ranking among the world's most respected finance centres. In synopsis, approved high net worth residents, pay income tax at a rate of 20% on the first £625,000 of annual income and thereafter on the balance of world income, a rate of just 1% generally applies.

In Jersey there is no capital gains tax, inheritance tax, gift tax or wealth taxes.

## Furniture, Fixtures and Fittings

The vendors would consider selling all of the furniture, fixtures and fittings both in and outside the property, aside from a small number of personal items and are available by separate negotiation.

## Viewings

All viewings must be arranged via the vendors agents either Peter Edwards from Knight Frank LLP, Tel: 020 7861 1707 or Clifford Wilson from Wilsons, Tel: +44 (0) 7797 723 804 or 01534 877 977.

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