

# THE GLASS HOUSE

Smithstown Upper, Thomastown, Co. Kilkenny



## Superb Detached Residence

BER A3

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## THE PROPERTY

A magnificently positioned and architecturally designed modern five bedroom family home on circa. 2 acres of landscaped grounds, with 360 degree views, overlooking Thomastown and the surrounding rolling countryside.

This property is situated just 3 km from Thomastown, convenient to the Mount Juliet Estate, which is one of the country's finest golf resorts, incorporating the Manor House with a Michelin Star Restaurant, the 18-hole Jack Nicklaus designed championship golf course. There are also an abundance of fine restaurants, eateries and coffee shops in Thomastown, Bennettsbridge, Inistioge and Kilkenny City.

The Glass House is located approximately 4 km. from Thomastown mainline train station and 11 km. southeast of the M9 Dublin-Waterford Road. The property is located approximately 2.5 km. north of Thomastown, 16 km. southeast of Kilkenny City, 43 km. north of Waterford City and 135 km. southwest of Dublin.

Recently built in 2007, the current owners have spared no expense with an unfaltering commitment to craftsmanship, fine detailing and design both internally and externally. Strategically positioned on a circa. 2 acre site, electronic entrance gates with intercom and an impressive tree lined driveway lead to this exceptional residence. The current owners have invested significant

thought and foresight to the overall functionality, together with their architect & interior designer, to ensure this home delivers quality on every level. The property has a respectful A3 energy and we are informed is future proofed until 2028.

## GROUND FLOOR

A bright & spacious entrance hallway with glass block walls and feature bespoke staircase lead to the upper floors. The lounge area enjoys a dual aspect to the front and rear gardens with feature split level sunken fireplace and solid fuel stove. Directly across the hall, glass block walls provide a division for a stunning open plan kitchen with separate dining area and sunroom.

Definitely a cook's kitchen, the attractive bespoke walnut units are finished with impressive granite worktops, stainless steel double dishwasher, various integrated appliances and incorporate a seated island unit. The kitchen also incorporates a catering lift which serves all of the upper floors. Immediately adjacent to the kitchen, a separate utility room with feature window provides access to the rear gardens with walnut wall and floor presses which accommodate the geo-thermal heat pump and washing machine/dryer. A downstairs toilet and separate cloakroom complete the ground floor accommodation.



## FIRST FLOOR

On the first floor, the owners have cleverly incorporated the landing into a living space with seating and bar area. Various doors at this level lead to a gym room which could also be used as a bedroom with glass door leading to an extensive outdoor sun terrace.

There are a further 3 double bedrooms facing the front and rear of the property, two of which are ensuite and an attractive main bathroom with attractive tiling and curved walls.

The master bedroom is of a generous size and enjoys a large walk-in wardrobe with additional dressing room and ensuite shower room. Two store rooms complete the first floor level.

## SECOND FLOOR

The second floor landing is equally impressive with a feature triangular window enjoying elevated views of Thomastown and surrounding countryside. There are a further two double bedrooms at this level with a large open plan games room/office and a high quality bathroom with velux roof lights. Not to be overlooked, there are a total of 4 no. dedicated storage areas included at this level.

## LANDSCAPED GARDENS

Outside, the grounds are extensive with mature tree lined avenue and manicured lawns and shrubs. A decked patio area to the rear of the kitchen is complete LED lighting and a spiral staircase which leads to the first floor sun terrace. There is outdoor lighting to the front with further wiring for lighting to the front & rear.

A large detached garage houses a pressurised water system, water tank and central vacuum and there is also an additional room finished to internal room standard with carpet for music/office/additional storage area.

From the outset, the owners have gone to greater lengths to source better products for all aspects of the building process with this property. It is this commitment that adds layers of value to this home.

This property also offers space, tranquility and above all a central location, ideal for a growing family.

Viewing comes highly recommended, contact joint selling agents Hooke & MacDonald 01 631 8402 or Warren McCreery 056 770 2000.







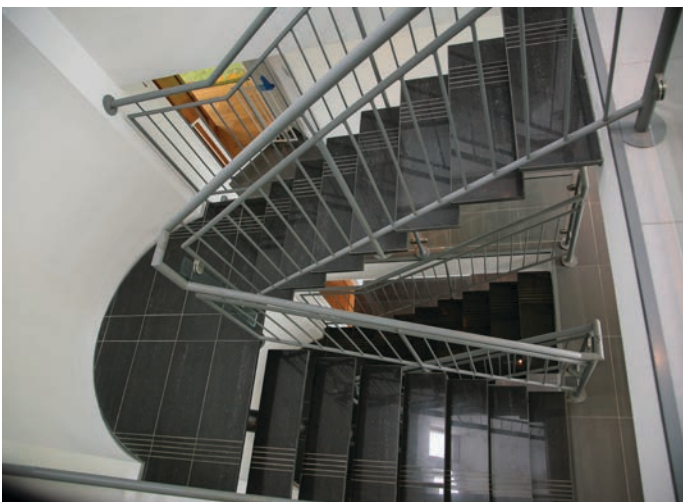
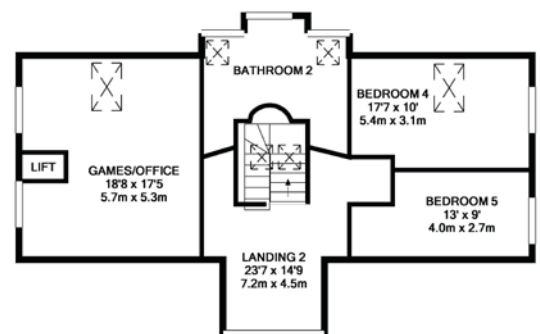
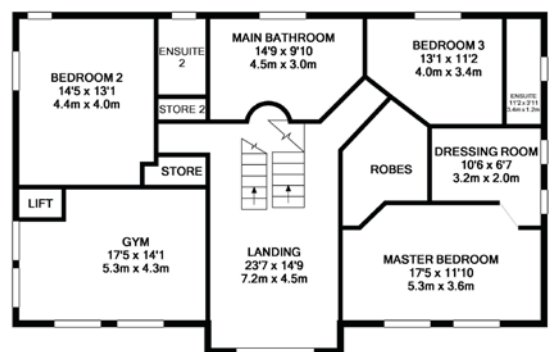
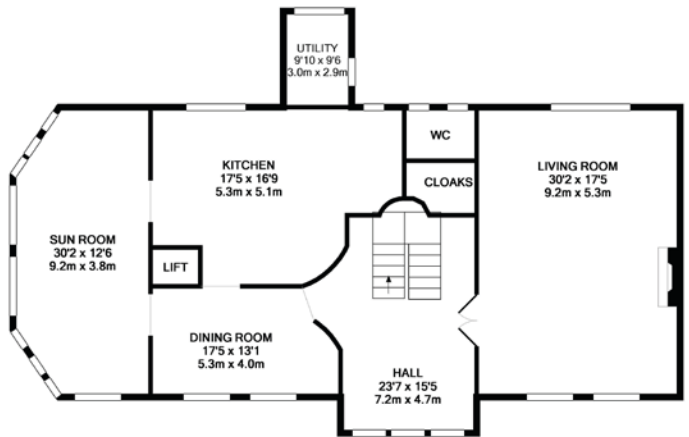




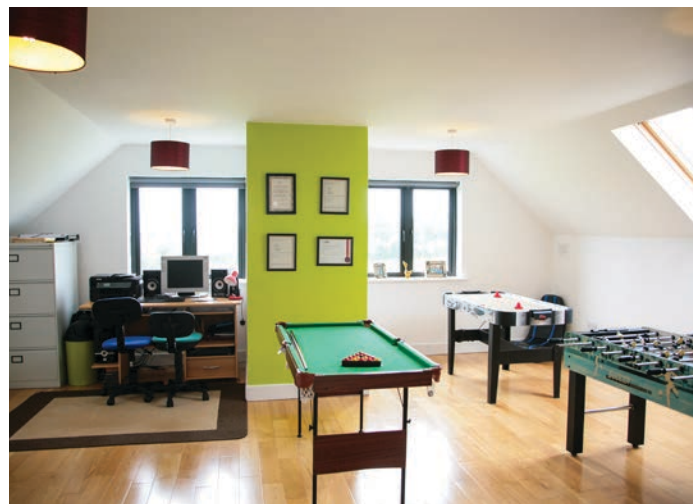
## FEATURES

- Distinctive residence with numerous fine architectural features and sunny orientation
- Circa. 2 acre of landscaped grounds
- Panoramic views
- Impressive hallway
- Outstanding living and bedroom accommodation, bright and spacious
- Five double bedrooms, two with ensuites
- The master bedroom has a walk-in wardrobe and double shower
- Stylish main bathroom
- Gymnasium with large sun balcony off it
- Big games room
- BBQ deck and play area
- Exceptional kitchen and breakfastroom with ceramic floors, solid walnut Stephen Kerr kitchen fit-out with solid walnut presses and shelving, top quality Neff & Fisher Paykel appliances
- Utility room off kitchen
- Large sunroom with two sets of doors opening onto the garden
- Concrete flooring with contemporary tiling and solid ash floors throughout, underfloor heating.
- Two spacious landing/lounge areas
- Geothermal heating; three phase electricity; wireless broadband
- Contemporary blinds & curtains throughout
- Detached garage and Barna shed
- A3 BER energy efficient rating

## FLOOR PLANS

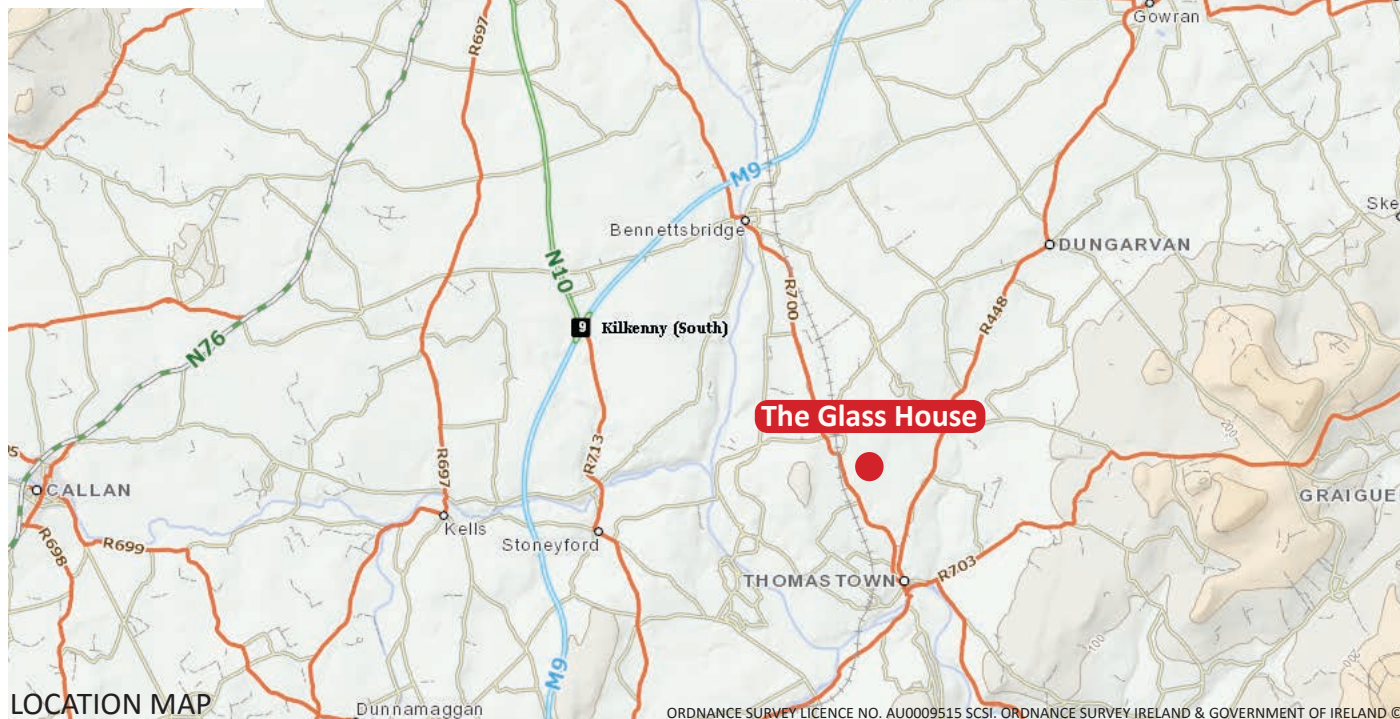








Scan for Google Maps



LOCATION MAP

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## VIEWING:

Strictly by appointment through the joint agents

## BER Details:

BER A3

BER No. 110060233

EPI: 72.39 kWh/m<sup>2</sup>/yr

## JOINT AGENTS



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