

No. 17 Walton's Grove

Mount Juliet Estate

Thomastown

Co. Kilkenny



Hooke &
MacDonald

17 WALTON'S GROVE, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 Y076



Superb Four Bedroom Residence



A most attractive large detached residence in the
world-renowned Mount Juliet Estate





THE PROPERTY

This is a most attractive large two storey detached four bedroom house with a sunny aspect set in mature landscaped grounds in an attractive small cul-de-sac of 22 residences within easy reach of the clubhouse, Manor House and all the amenities of this iconic estate. The dormer style property has numerous distinctive design features. It is very private and enjoys a wonderful outlook.

The charming property has been recently insulated and extends to 243.87 sq.m (2,625 sq.ft) and comprises on the ground floor an entrance hallway, cloakroom with w.c. & w.h.b., storage press, elegant dining room and large double height livingroom with a timber floor, timber ceiling, feature fireplace, French doors to patio and large full height feature windows with a sunny aspect; French doors to two extensive barbeque terraces/areas; fitted kitchen / breakfast room with tiled floor, full breakfast table with marble top and utility room off it; store and bookshelves under stairs. Also on the ground floor there is a large double bedroom with walk-in wardrobe and dressing room; also ensuite bathroom.

On the first floor there is a double bedroom with built-in wardrobes and dressing area and ensuite; another double bedroom; bathroom; fourth bedroom, presently used as a study.

The driveway provides parking for 2/3 cars, also a buggy store at the front. There is a gas boiler. The property is very private and benefits from a very sunny aspect.





MOUNT JULIET ESTATE

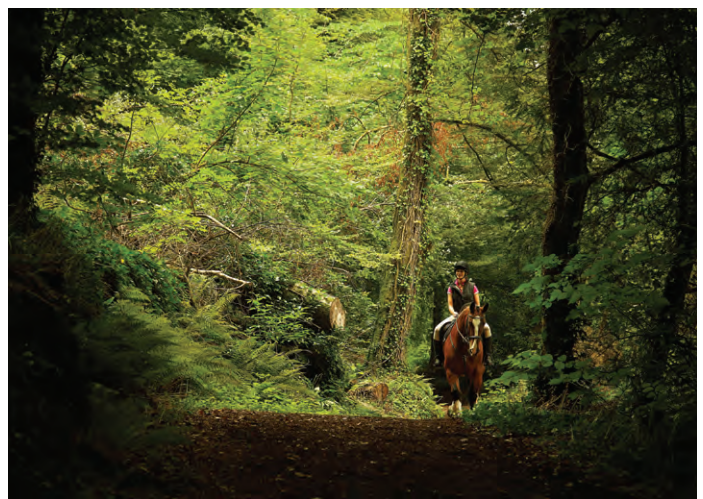
This property is well situated on the Mount Juliet Estate, which is one of the world's finest golf resorts, incorporating a 5 star hotel with a Michelin Star Restaurant, an 18-hole Jack Nicklaus designed Championship Golf Course and Clubhouse, Equestrian Centre, bars, restaurants. The Mount Juliet Estate is located approximately 1.5 km northwest of the N9 Dublin-Waterford Road and 2 km. from Thomastown mainline train station. The property is located approximately 3 km. west of Thomastown, 16 km south east of Kilkenny City, 48 km north of Waterford City and 120 km south west of Dublin. It has a helicopter pad.

The Lifestyle enjoyed by residents of Mount Juliet is exceptional and is based on a rich legacy of hospitality, friendliness, wellness, sustainability, cuisine excellence and an abundance of leisure pursuits. The Estate has an envied history of comfortable living in a safe welcoming environment. The hundreds of acres of parkland are an oasis of peace and calm.

The wildlife, the gardens, river and forest walks, fishing, horse-riding, tennis, jogging, cycling, the singing of 52 varieties of birds, the wildlife, the deer, the world famous golf course and the 5 Star Hotel and restaurants, the Michelin Star Lady Helen Restaurant in the iconic Manor House, the sense of community, all combine to make Mount Juliet so unique, popular and idyllic.

Mount Juliet benefits from convenience to cities, Kilkenny, Waterford and Dublin, to airports, train station, motorways, local village shops, pubs and cafes, sports clubs. Nearby Kilkenny City is a vibrant hub of culture, arts, festivals, music and food events. It is therefore no surprise that home purchasers in Mount Juliet from Ireland, the US and Europe are so attracted by the location. It's all about Lifestyle.

The golf course is globally ranked and has been the venue for many international events over the last three decades, including the 2021 and 2022 Irish Open. The Estate is a golfers' paradise with the world-renowned Jack Nicklaus designed Signature 18-hole golf course, and Clubhouse.



MOUNT JULIET - ENTIRELY SUBLIME

The great new book 'Golfing Ireland – The Guide to Every Irish Golf Course' by Michael Atkinson and Carig Morrison, manages to encapsulate the essence of this Irish treasure with the following description.

"The Estate is built around a beautiful Georgian Manor House. The destination hotel and its restaurant are fantastic. Mount Juliet is as lovely and luxurious as it gets, entirely sublime.

"The Mount Juliet Golf Course manages to be idyllic as well as imposing, bucolic yet sometimes bruising. It's a truly great course and from the back tees a truly great challenge. But played at shorter lengths it is refreshingly manageable and offers great entertainment, considerable excitement and much joy. There are no holes which are less than excellent. But there are some which are better than stellar, perhaps the third, fourth and 13th which all feature watery trouble, perhaps too the enigmatic 16 and its stunning stone walls".

IRELAND'S LEADING COUNTRY ESTATE

Steeped in heritage, Mount Juliet is today regarded by many as Ireland's leading country estate and evokes a world of timeless grace, supported by the finest amenities, facilities, services and hospitality. Famed for its warm, family-friendly hospitable environment, Mount Juliet offers an exemplary array of attractions.

The Estate's magnificent hotel and restaurants, including the Michelin starred Lady Helen restaurant, the world-renowned Jack Nicklaus Signature Championship Golf Course and a host of premium leisure amenities and facilities offer an unrivalled residential experience in the quintessential country estate that is quite simply dedicated to the enjoyment of its residents and guests.

THE PHENOMENAL MANOR HOUSE

The Manor House is an architectural gem which pays tribute to eighteenth century craftsmanship while the Estate is steeped in history dating back to the 15th century. A feeling of period opulence is present in all of the reception rooms in the iconic Manor House which has just had a fantastic €8 million upgrade in keeping with its character and history. Mount Juliet Estate has a state-of-the-art Clubhouse. Golfers can experience superb food and refreshments in a luxurious relaxed and friendly

atmosphere. Named after golfing legend and designer of the golf course, Jack Nicklaus, Jack's Bar is a good place to unwind following a round of golf, on one of Ireland's finest parkland courses.

In a country famous for the quality of its angling, it is still rare for visitors to achieve the combination of delights found along the banks and in the clear waters of the River Nore at Mount Juliet. Atlantic salmon and brown trout guarantee an exhilarating angling experience whilst coarse fishing is available in a trio of well-stocked lakes.

The horses in the magnificent Equestrian Centre on the Estate are ideal for exploring the many trails that weave their way through wood, parks and meadow. The Centre has two arenas while riding trails are located throughout the Estate.

There is a wide choice of walks throughout the Estate and alongside the River Nore and nature trails, something for everyone from the gentle stroller to the ardent hiker or one can enjoy a range of activities including the world class golf course, horseback riding, cycling, shooting and tennis.





Manor House

use

Fishing Lakes

Foxes Covert













LOCATION MAP

VIEWING:
Strictly by appointment

BER Details:
BER C
BER No: 119648244
EPI: 152.62 kWh/m²/yr

01 6318 402
www.hmd.ie

118 Lower Baggot Street, Dublin 2
Email: sales@hmd.ie
PSRA Licence No: 001651

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Hooke &
MacDonald

118 Lower Baggot Street, Dublin 2

T: +353 (0) 1 6318 402

E: sales@hmd.ie

W: www.hmd.ie

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