

# 12 SOUTH PADDOCKS, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny



## Large Three Bedroom End House

BER C2

Superb three bedroom two storey end house in private courtyard, close to the Clubhouse and the 16<sup>th</sup> Fairway of this world-renowned Jack Nicklaus designed Championship Golf Course.





## THE PROPERTY

No. 12 South Paddocks is a large three bedroom two storey end house with exceptional character in a private courtyard development within walking distance of the Clubhouse in the heart of this magnificent Estate. It is near the 16<sup>th</sup> fairway of this world renowned Jack Nicklaus Championship Golf Course. It is part of a small courtyard of houses enjoying dual aspect and a sunny orientation. It is very private.

The accommodation extends to approximately 187 sq.m (2,020 sq.ft) and comprises the following:

- Entrance hall, with cloakroom with w.c. & w.h.b.
- Large livingroom with dining area
- Modern fitted kitchen & breakfast area
- Double Bedroom with ensuite off
- On the first floor there are two double bedrooms, each with their own ensuite. There is a study area on the landing.

Features include:

- Plenty of character & design attributes throughout
- Timber floors in livingroom & kitchen
- Mezzanine with double height ceiling over dining area
- Good gardens at side and rear
- Gas-fired central heating
- Solid fuel boiler in livingroom
- Built-in wardrobes / walk-in wardrobes

## THE MOUNT JULIET ESTATE

This property is situated on the Mount Juliet Estate, which is one of the country'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, Leisure Centre, spa, 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.

Mount Juliet - Renowned Estate. When you pass through the gates of Mount Juliet you are in a different world. Mount Juliet House is a magnificent Georgian mansion, named by the Earl of Carrick after his wife Juliana, always known as Juliet. Their home set on a hill overlooking the River Nore evokes a feeling of old fashioned graciousness.

Steeped in heritage, Mount Juliet is Ireland's leading country estate and enjoys a strong family culture, whilst maintaining the highest level of service and hospitality for which Mount Juliet is internationally renowned.

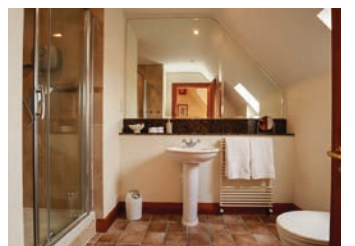


A feeling of period opulence is present in all of the reception rooms in Mount Juliet House. The panelled walls of the Tetrarch Bar recall a glorious equestrian past. The award winning Michelin Star Lady Helen Dining Room is unique both for the panoramic views it enjoys over the Estate and the River Nore, and for its outstanding cuisine.

Close to the newly-built Club House, the Equestrian Centre stables horses and ponies which are available for basic and advanced tuition and show jumping. Mount Juliet provides an exhilarating equestrian experience. 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 rivers that meander through Mount Juliet Estate.

Atlantic Salmon and brown trout angling guarantee an exhilarating experience. There are other activities such as archery, clay pigeon shooting, tennis, croquet, cycling and walking trails.









Scan for Google Maps



LOCATION MAP

ORDNANCE SURVEY LICENCE NO. AU0009515 SCS1. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©



**VIEWING:**

Strictly by appointment

**BER Details:**

BER C2  
BER No. 112889803  
EPI: 198.12 kWh/m<sup>2</sup>/yr

**TERMS:**

For Sale by Private Treaty

**SERVICE CHARGE:**

The 2023 service charge is €6,144 to include 24-hour security, refuse collection, public lighting, water supply etc.



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