

No. 4 The Glen

Mount Juliet Estate

Thomastown

Co. Kilkenny



Hooke &
MacDonald

4 THE GLEN, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 DY63



Impressive Detached Residence

BER C2

Superb detached 4 bedroom residence situated in an excellent position in the iconic Mount Juliet Estate, overlooking the 4th fairway of the world-renowned Jack Nicklaus designed Championship Golf Course



THE PROPERTY

Impressive well-designed detached four bedroom two storey residence on excellent site in the world-renowned Mount Juliet Estate and enjoying fine views over the Estate, the golf course and adjoining countryside. It is very bright throughout with large picture windows. It has 4 double bedrooms with 3 ensuites.

The Glen is located in a private cul-de-sac off Foxes Covert and is comprised of just four large detached houses on their own grounds.

No. 4 The Glen was designed by award winning CCH Architects and is a large detached two storey residence with excellent living and bedroom accommodation. It has a floor area of 3,605 sq.ft / 335 sq.m. It contains numerous interesting design features.

The ground floor comprises a spacious double height entrance hall, a very large dining area leading onto a superb double height livingroom, an extensive fully fitted kitchen, breakfast area and separate lounge area in the bay window, a large utility room, a double bedroom with dressing room

and ensuite. There is a cloakroom with w.c. and w.h.b and a hot press.

The first floor contains the very large primary bedroom with ensuite and spacious walk-in dressingroom. It has a balcony which enjoys fine views over the 4th fairway of the golf course. There is another double bedroom with walk-in dressing area with wardrobes and ensuite off it. The fourth bedroom is currently used as a study.

There is parking for several cars. The property stands on a site of approximately 0.7 of an acre. There is gas fired central heating. There is a large barbeque area.













MOUNT JULIET ESTATE

This property is situated in an elevated position 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 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.

The Leisure Centre meanwhile houses a heated swimming pool, gymnasium and a wide variety of treatment suites at the spa. Located near Hunter's Yard, close to the golf course. There is a fully equipped gym with qualified personnel.

To own a house in Mount Juliet provides a unique Lifestyle experience. Not only is it very safe for residents with the benefit of seven day roving security patrols but it is the essence of grandeur and gracious living. It is exclusive while being friendly and welcoming. Mount Juliet has an outstanding reputation for quality of facilities and service. Its 5-star rating is genuinely reflective of what Mount Juliet offers to residents and visitors alike.

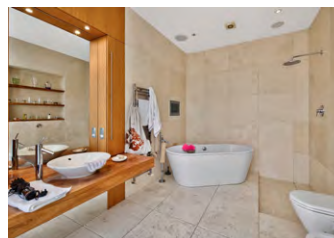
Four Irish Open tournaments have been held at Mount Juliet as well as two American Express World Golf Championships, won by Ernie Els and Tiger Woods respectively, in 2002, the first time it was ever held outside the US, and again in 2004.





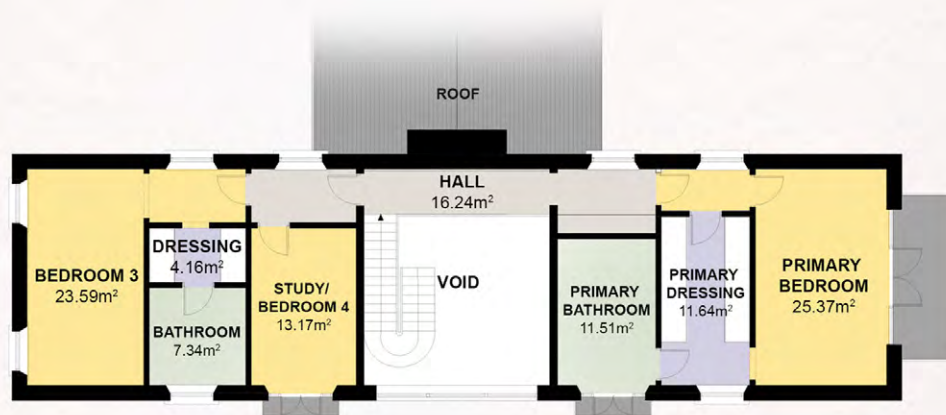
KEY FEATURES & SPECIFICATION

- Impressive detached 4 bedroom house
- Enjoys fine views over the golf course
- Floor area extends to 3,605 sq.ft / 335 sq.m
- Superbly designed by award winning architects
- Extensive living and bedroom accommodation with ensembles and dressing rooms
- Numerous windows throughout providing excellent natural light
- Standing on an elevated site. Not overlooked
- Landscaped outdoor spaces features two main terraces, three patios and decorative ponds
- High speed starlink broadband
- Solid American walnut floors
- Internal American walnut doors
- Internal partition walls in block with concrete first floors
- New energy efficient gas boiler with underfloor heating and heatmiser remote link with wall thermostats
- Double glazed windows
- All sanitary ware high spec – Starck/hans grohe
- Insulated cavity wall and roof space
- Featured cantilevered stairs in hallway with double height hall and living room
- Bathroom floors & walls fully-tiled in Italian Stone





Ground Floor Plan



First Floor Plan





Hooke &
MacDonald

118 Lower Baggot Street, Dublin 2

T: +353 (0) 1 6318 402

E: sales@hmd.ie

W: www.hmd.ie

PSRA Licence No: 001651