

No. 2 South Paddocks

Mount Juliet Estate

Thomastown

Co. Kilkenny



Hooke &
MacDonal

2 SOUTH PADDOCKS, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 E6DR



Large Residence of Character

BER C1

Charming large two bedroom residence of exceptional character situated within a beautifully landscaped and peaceful private courtyard development in the iconic Mount Juliet Estate



THE LOCATION

This property is very well 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 with pool and gym, Equestrian Centre, Spa, superb river & woodland walks, salmon fishing, bars and 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 with trains to both Dublin and Waterford. The property is located approximately 3 km west of Thomastown, only 16 km south east of Kilkenny City and 48 km north of Waterford City. Dublin Airport & City Centre are accessible within a c.1.5 – 2-hour drive.

When you pass through the gates of Mount Juliet you are in a different world. The Manor 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.

KEY FEATURES & SPECIFICATION

- Great position in the Estate
- Beside and overlooking 16th fairway
- Close to restaurants, bars and clubhouse
- Convenient to the Manor House
- Sunny aspect
- Extensive floor area extending to 1,689 sq.ft / 156.89 sq.m
- Large double height living room and dining area
- Attractive kitchen and breakfast area
- Two double bedrooms, both ensuite and master with walk-in dressing room and Juliette balcony
- Gas fired heating
- Sunny barbeque area
- Close proximity to the heritage town of Thomastown with its fantastic range of restaurants, cafes, traditional pubs, supermarkets and pharmacies



THE PROPERTY

No. 2 South Paddocks is a charming two bedroom, two storey bay-windowed house with exceptional character situated within a beautifully landscaped and peaceful private courtyard development.

Located within just a short walking distance of the Golf Clubhouse it benefits from being situated close to all the restaurant, leisure & spa amenities of this magnificent Estate. It is beside and overlooks the 16th fairway of the world renowned Jack Nicklaus designed Championship Golf Course.

Forming part of a small courtyard of 12 beautifully designed homes, it benefits from morning sun onto the front patio and breakfast area, and afternoon & evening south-westerly sun onto the rear garden patio and living room, making it perfect for evening BBQs. The landscaped hedging to the rear gives wonderful privacy. It is one of only four houses in South Paddocks that not only has a sunny aspect but enjoys views over the 16th fairway of the golf course.

The interior of the property comprises a large double height living/dining room, overlooked by a high spec mezzanine and spectacular double-

height window bringing wonderful light into this home, with double doors leading to the rear patio and garden area; a good-sized well-fitted kitchen with enclosed utility space and inset breakfast area leading via hardwood double-doors to the front patio; downstairs also comprises a cloakroom with WC & WHB, two spacious storage rooms, and a large airing cupboard.

Upstairs accommodation includes two very large double bedrooms, both ensuite, with the rear bedroom also including a walk-in dressing room with attic access, and a wonderful view via double doors opening onto a small Juliette balcony overlooking the gardens and 16th hole, perfect for those lazy sunny mornings.

The high spec and interesting features are evident throughout. The unique design ensures a warm, welcoming feel throughout.

The total floor area of the property extends to 1,689 sq.ft / 156.89 sq.m. The ground floor is 904 sq.ft / 84 sq.m; the first floor is 784 sq.ft / 72.88 sq.m.











South Paddocks

Walton's
Grove

Clubhouse

Equestrian Centre

North
Paddocks

Main Entrance



Manor House

ise

Fishing Lakes

Foxes Covert

MOUNT JULIET'S UNIQUE LIFESTYLE

There are few places that can evoke memories we've never had, a stirring of the soul, where time stands still and at once we are filled with the spirit of other ages. The exceptional landscape and features at Mount Juliet is such a place and with 500 acres of outstanding natural beauty, the residents of the Estate encounter the timeless serenity of the changing seasons in an ever-altering haven of natural beauty and a unique Lifestyle, unmatched by anywhere else in the world. When you pass through the gates of Mount Juliet you are in a different world.

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.

OUTSTANDING CONVENIENCE

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 Mount Juliet Estate is located approximately 1.5 km northwest of the N9 Dublin–Waterford Motorway and 2 km from Thomastown mainline train station with trains to both Dublin and Waterford. The Estate is located approximately 3 km west of Thomastown, just 16 km southeast of Kilkenny City, 48 km north of Waterford City and 120 km southwest of Dublin. It has a helicopter pad.

Just five minutes' walk from the Manor House is the Hunter's Yard, a tranquil venue adjacent to the golf course and features The Hound restaurant. Beside it is the new Clubhouse containing the golf shop and Jack's bar.

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".

MOUNT JULIET – A RICH HERITAGE

Ballylinch Castle was built in 1563. In 1750, the young Somerset Hamilton Butler married Juliet Boyle. He was the heir to the Earl of Carrick and Viscount of Ikerrin, she was the daughter of the Earl of Shannon. They began married life in his father's castle at Ballylinch, now Ballylinch Stud. He bought 1,500 acres across the river and fashioned the existing house into what we now know as Mount Juliet Estate – named in honour of his bride. In 1762 he built the only bridge that crosses the river Nore over its two mile journey through the Estate. In doing so, he created one of Europe's top stud farms while, on this side of the river, Mount Juliet Estate continues to offer a welcome befitting the House of Carrick.

Over the last three centuries little has changed on the gently sloping banks of the river Nore, as it flows southwards to Thomastown, Inistioge and beyond to its meeting with the River Barrow. The same graceful landscape, enchanted woodlands and welcoming hearths that greeted the young bride Juliet, when she moved to the Estate from her father's Estates to the west, are waiting to cast their spell on whoever may come down the drive. And the magic of Mount Juliet Estate is in its welcome, a welcome extended to people from all walks of life and in all corners of the globe.

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.

A most perfect embodiment of the Georgian manor built in 1757, Mount Juliet's Manor House overlooks the majestic River Nore as it flows through the rolling countryside of County Kilkenny.



THE LADY HELEN RESTAURANT

Lady Helen McCalmont, after whom the Lady Helen Restaurant is named, was known for vision, energy, taste and generosity. Though she was kept very busy managing the affairs of the Estate, in particular Ballylinch Stud, she still found time to entertain. The restaurant that bears her name holds a Michelin Star, a coveted acknowledgement of its cuisine excellence. The Lady Helen also won the 'Best Destination Restaurant' award in the recent Food & Wine magazine awards. The Lady Helen enjoys commanding panoramic views over Mount Juliet, the beautiful River Nore and Ballylinch Stud beyond.

The award-winning Lady Helen Dining Room is unique both for the panoramic views it enjoys over the Estate and for its renowned cuisine.

RESTAURANTS & BARS

The Hound Restaurant, in the Hunter's Yard, is a warm, inviting place to eat. It has superb views of the Jack Nicklaus signature golf course, offering high quality food options. The Saddle Bar in Hunter's Yard is synonymous with the Estate's equestrian history. It's a popular place to relax or have a drink before dining in the Hound. The courtyard setting of the Hunter's Yard retains the charm and character of a bygone era.



THE CLUBHOUSE AND JACK'S BAR

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.

SALMON AND TROUT FISHING ON THE RIVER NORE

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.

Few activities are as enthralling and relaxing as angling. During his stay at Mount Juliet Estate many years ago US President Jimmy Carter loved to fish in the River Nore. There are plenty of salmon and native brown trout along the two and a half miles of river passing through Mount Juliet Estate. In addition, there is a series of lakes stocked with rainbow trout, rudd, roach, bream and carp.

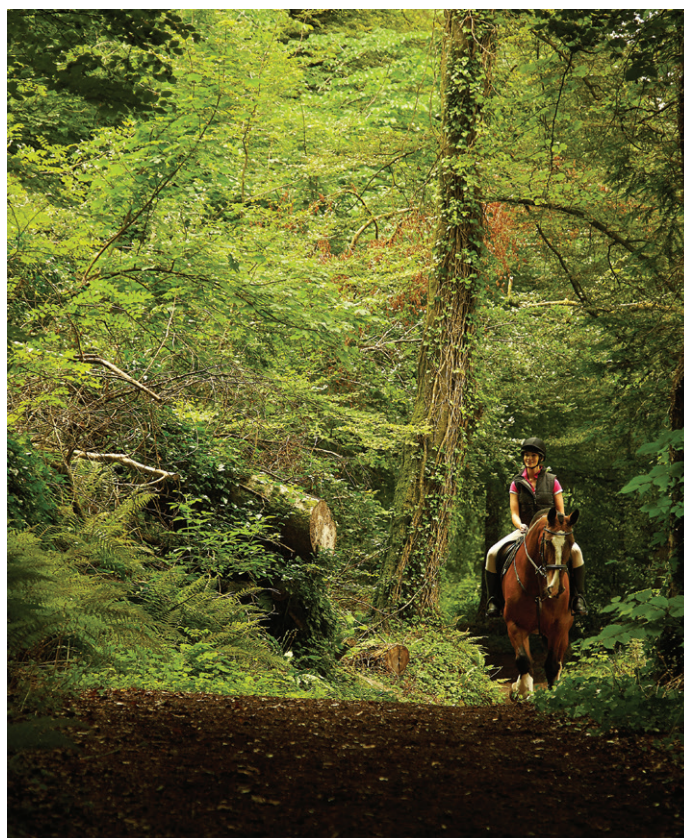
RICH EQUINE LEGACY

Mount Juliet in the 18th and 19th centuries was more than just a family home, it was a community with everything on site, including a blacksmith, a butcher and a dairy. Horses have always been part of the Mount Juliet Estate way of life, for hunting, racing, jumping and in earlier centuries as an essential means of transport.

In 1911 Lady Helen McCalmont, then the lady of the house, made the first step in creating what is now one of the more important stud farms in Europe, at Ballylinch. She built 90 stables which, with the onset of World War 1, would initially provide war horses to the British Army. When the war ended she went back to the business of raising thoroughbreds.

Her work has continued uninterrupted, as every year numerous mares at Ballylinch give birth to thoroughbred foals. The Kilkenny Hunt's pack of 120 hounds has been housed on The Mount Juliet Estate for over 100 years.

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.



A MULTITUDE OF AMENITIES & LEISURE PURSUITS

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.

Mount Juliet's Walled Garden is beside the 10th Fairway and close to Hunter's Yard. It is a haven of peace and quiet, providing an opportunity for calm and reflection. It contains several special features, which have been designed and nurtured over the centuries.

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.

There is a vibrant resident community in Mount Juliet who enjoy the numerous features and amenities of the Estate. New house owners in Mount Juliet quickly discover that there is a warm welcome for them with the option to attend family barbecues or events in the restaurants, hotel or clubhouse. The management organize social events and get together throughout each year for property owners in the Estate including operas in the Manor House and Walled Garden and Christmas carol singing.

To buy into a home in Mount Juliet is to buy into a piece of understated grandeur, heritage and tranquillity, which has managed to retain all the charm of its bygone years – one's own unique place in a country paradise.

WORLD RENOWNED GOLF COURSE

The Jack Nicklaus designed Mount Juliet Championship Golf Course is world-renowned and is universally popular with golfers of all standards.

The 7,300-yard Championship Golf Course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes at Mount Juliet include the stunning par 3, 3rd hole over water, the par 5, 10th hole with its tantalising fairway-centred copse of trees and the testing par 4, index 1, 13th hole over water.

The par 72 course has rolling fairways, a variety of water hazards and features and superbly contoured greens, all expertly blended into the spectacular woodland setting of this magnificent Estate.

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.

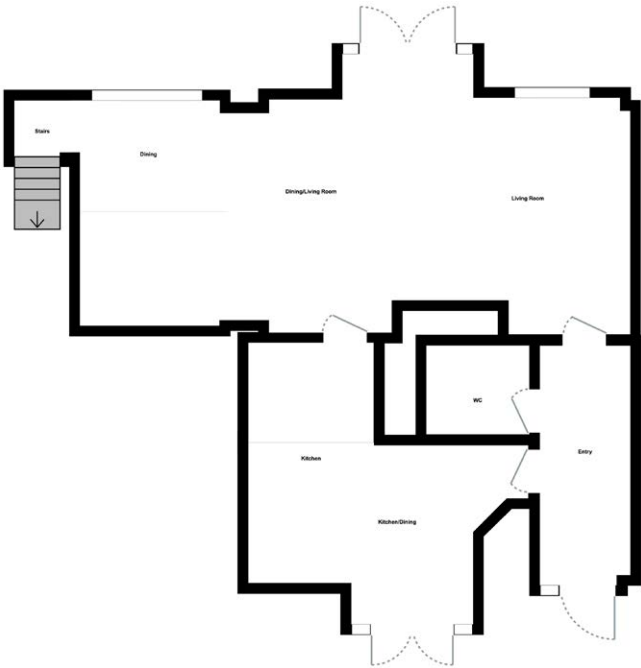
THE DRIVING RANGE AND PUTTING GREENS

There is a state-of-the-art driving range beside the Clubhouse which has the most advanced teaching software (Trackman®, swing/video system and hardware).

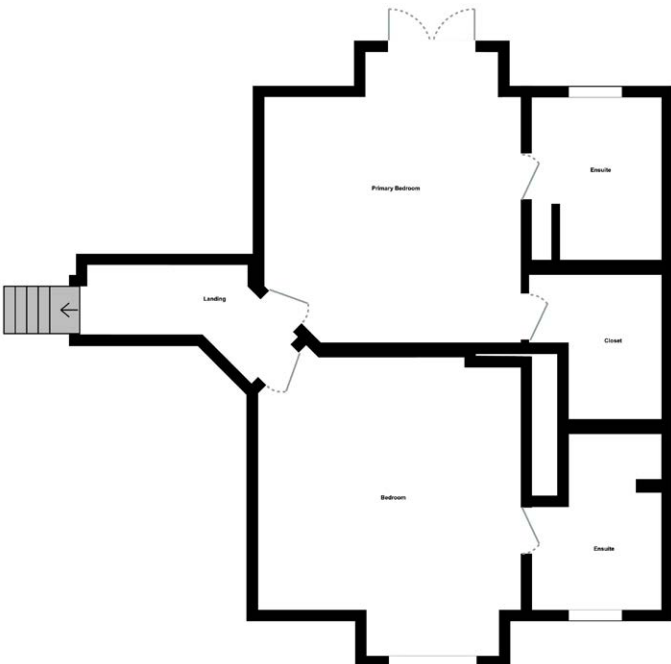
The Club professional provides tuition for golfers of all ages and standards including juniors. There are also two excellent putting greens as well as a chipping practice area.



FLOOR PLANS

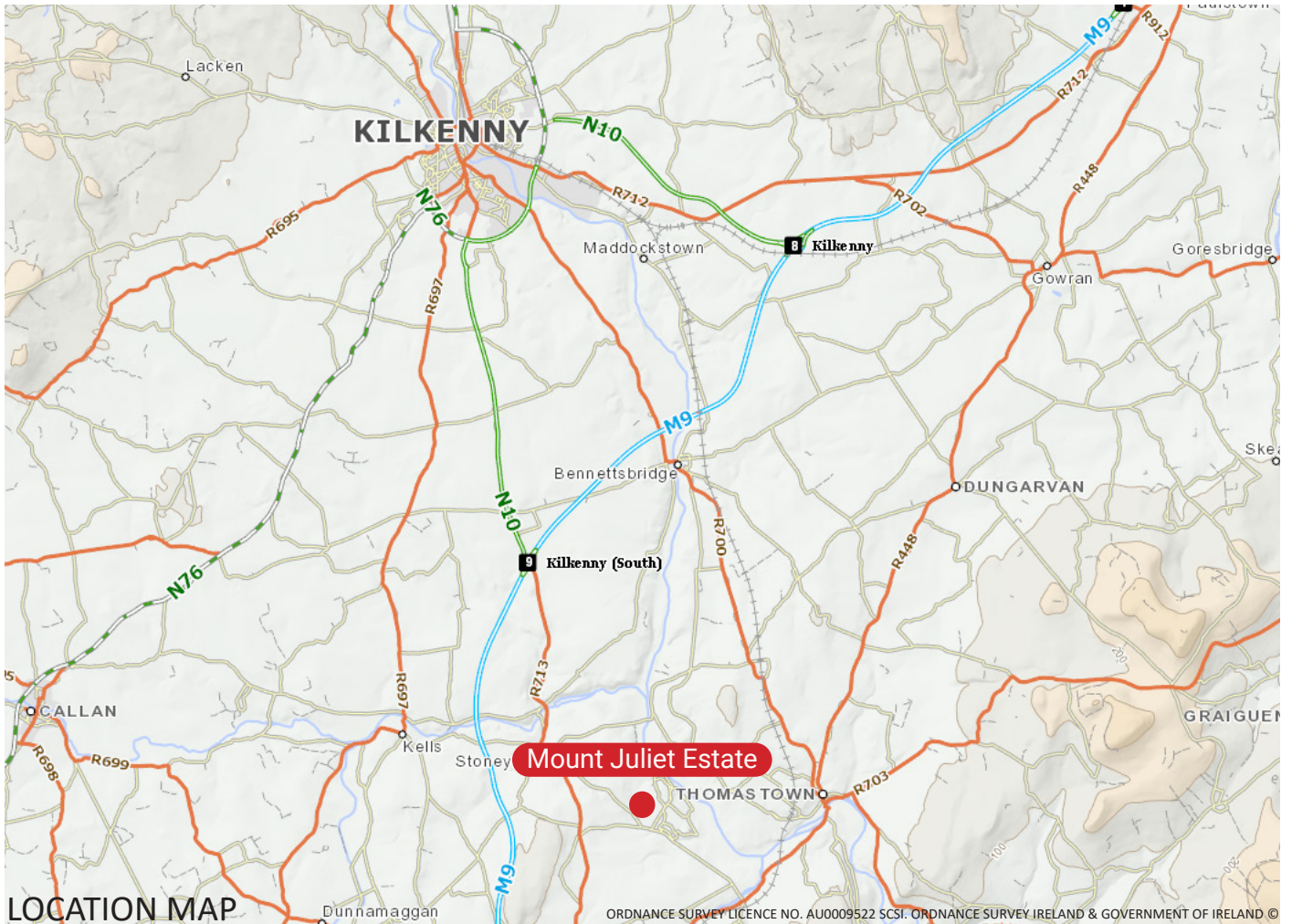


Ground Floor



First Floor





VIEWING:
By appointment. Please call 086-256-3851

TERMS:
For Sale by Private Treaty

BER Details:
BER C1
BER No. 119225795
EPI: 160.95 kWh/m²/yr

SERVICE CHARGE:
The 2025 service charge was €6,319 including house insurance, refuse collection, grounds and roads maintenance, public lighting, roving security and sinking fund.

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