

No. 21 Walton's Grove



Mount Juliet Estate

Thomastown

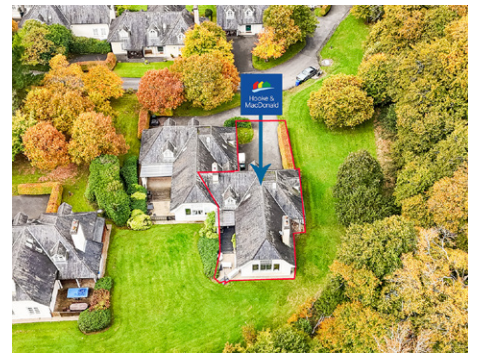
Co. Kilkenny



Hooke &
MacDonald

21 WALTON'S GROVE, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 CF34



Superb Four Bedroom Residence

BER C1

Stunning large two storey four bedroom semi-detached house set in mature landscaped grounds in a small safe cul-de-sac of 22 residences in this world-renowned Estate





THE PROPERTY

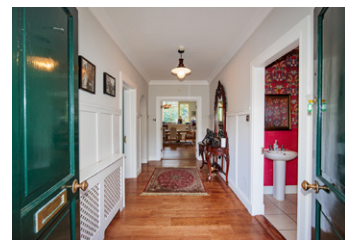
No. 21 Walton's Grove is a stunning two storey four bedroom semi-detached house set in mature landscaped grounds in a small safe cul-de-sac of 22 residences.

This dormer style property has numerous distinctive design features and has been tastefully refurbished recently to a high standard. The property is very private and benefits from a very sunny aspect.

The property extends to c. 224 sq.m / 2,400 sq.ft comprising entrance hall, cloakroom with wc & whb, superb large double height livingroom and diningroom, with feature windows & fireplace, stylish fitted kitchen, utility room / kitchenette, bathroom, three double bedrooms and one single bedroom, two ensuites.

The driveway provides parking for 2/3 cars. There is external decking and barbeque area, also a buggy store at the front. There is a gas boiler (LPG).





MOUNT JULIET'S UNIQUE LIFESTYLE

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.

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.

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.



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.

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 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.

WORLD RENOWNED GOLF COURSE

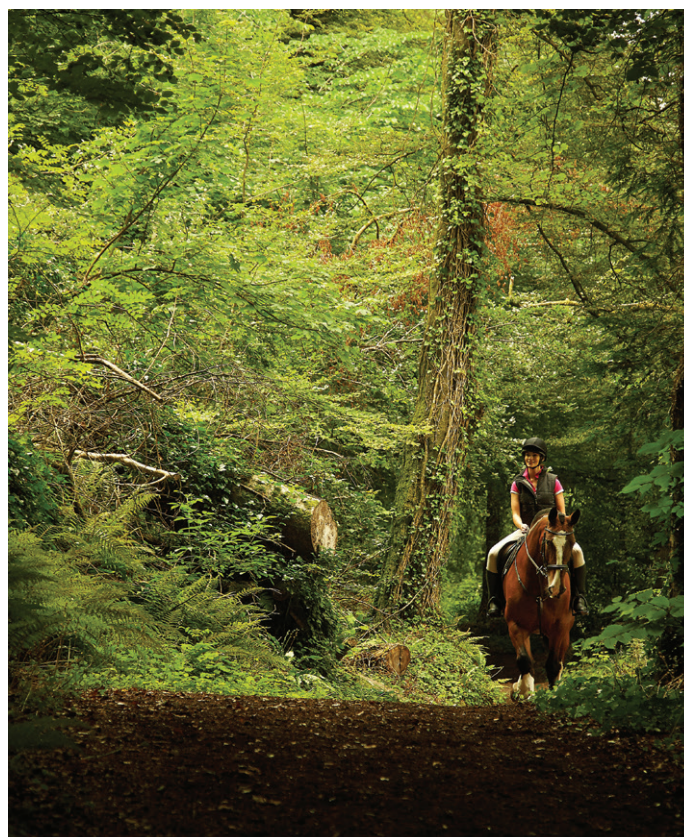
The Jack Nicklaus designed Mount Juliet Championship Golf Course is world-renowned and is universally popular with golfers of all standards. The 7,300-yard Championship Golf Course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes at Mount Juliet 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.

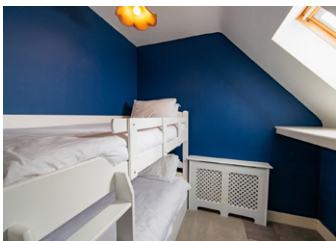
THE DRIVING RANGE AND PUTTING GREENS

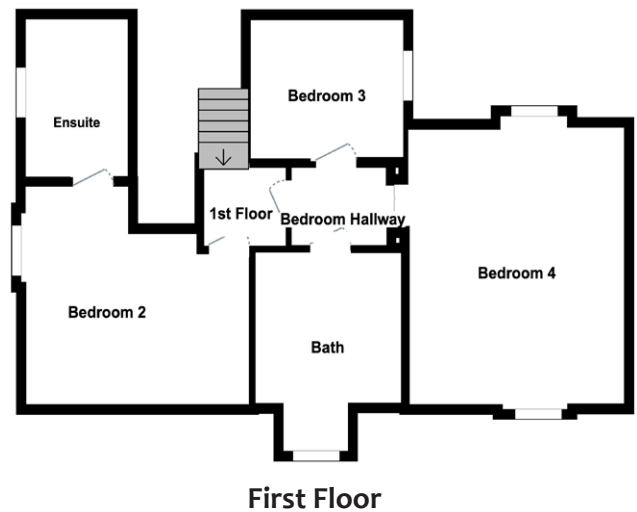
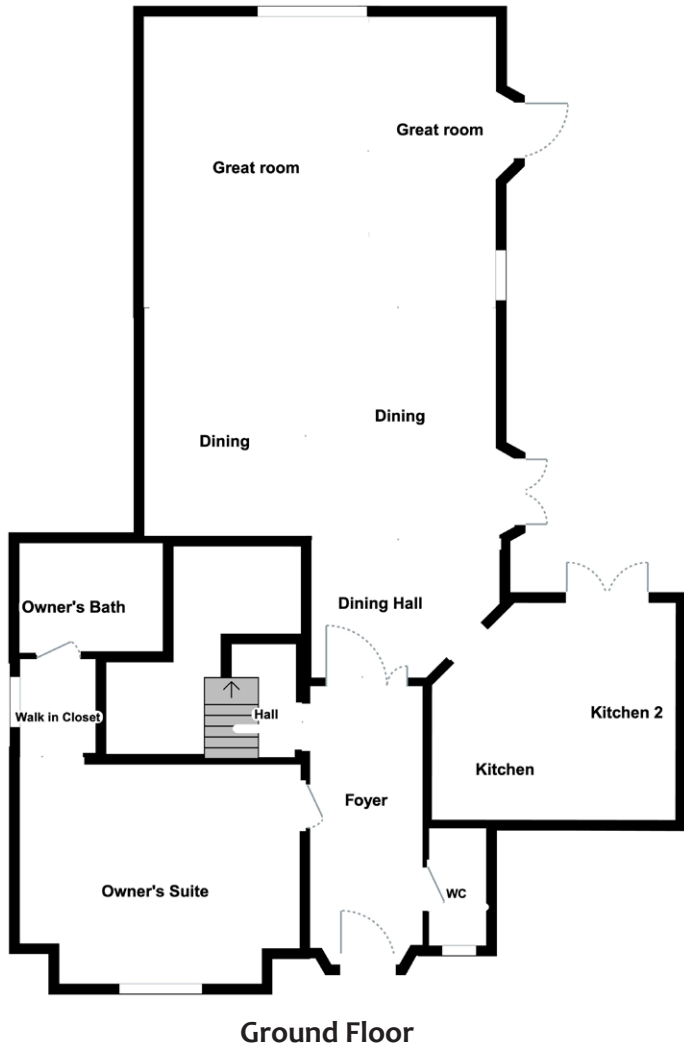
There is a state-of-the-art driving range beside the Clubhouse which has the most advanced teaching software (Trackman®, swing/video system and hardware).

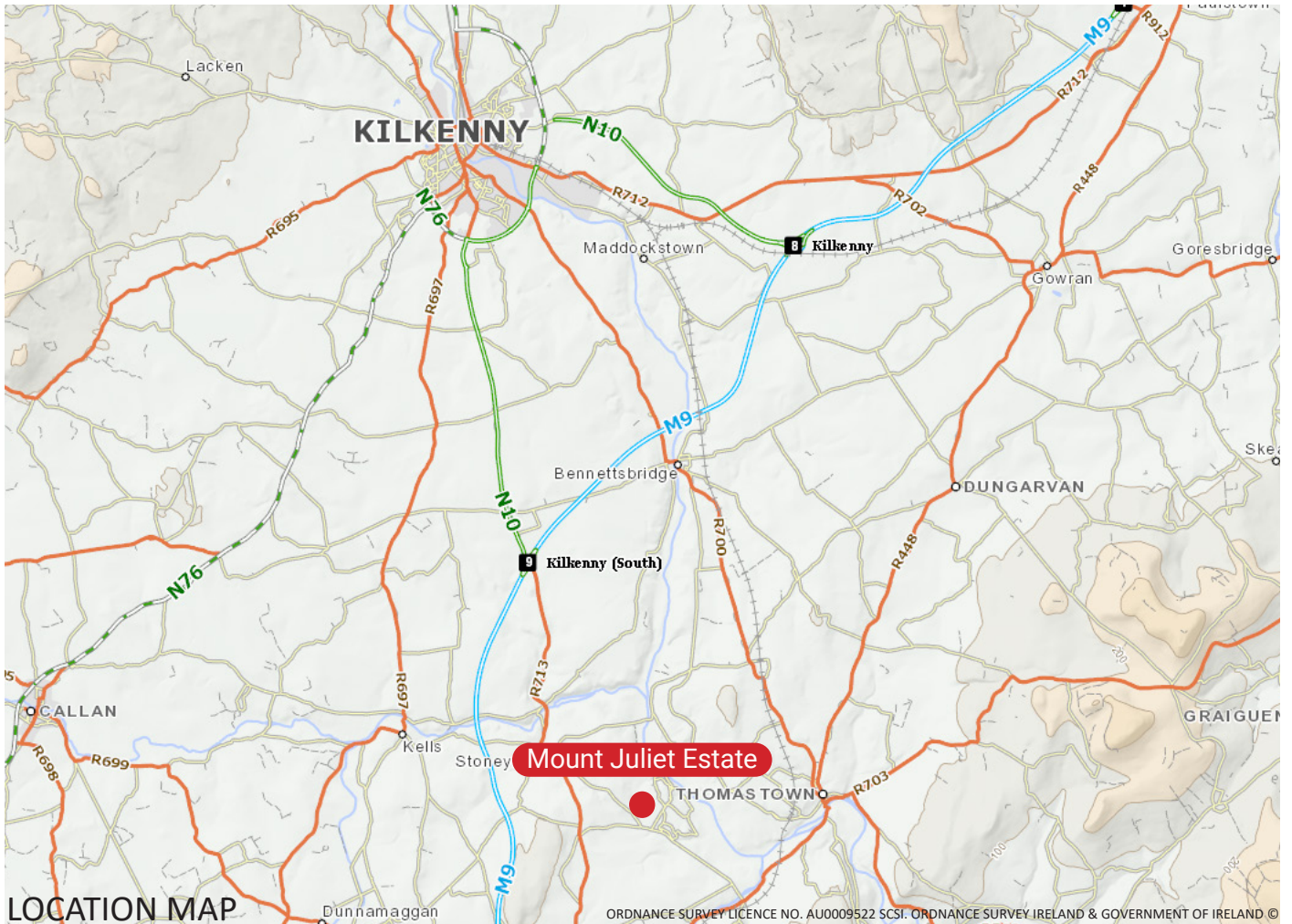
The Club professional provides tuition for golfers of all ages and standards including juniors. There are also two excellent putting greens as well as a chipping practice area.











TERMS:
For Sale by Private Treaty

VIEWING:
Strictly by appointment

BER Details:
BER C1
BER No. 107343444
EPI: 201.99 kWh/m²/yr

01 6318 402
www.hmd.ie

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

Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.



Hooke &
MacDonal

118 Lower Baggot Street, Dublin 2

T: +353 (0) 1 6318 402

E: sales@hmd.ie

W: www.hmd.ie

PSRA Licence No: 001651