

No. 17 Foxes Covert



Mount Juliet Estate

Thomastown
Co. Kilkenny



Hooke &
MacDonald

17 FOXES COVERT, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 F251



Superb Detached Residence

BER C1

Magnificent detached residence situated in an excellent position in the iconic Mount Juliet Estate, beside this world-renowned Jack Nicklaus designed Championship Golf Course.





THE PROPERTY

17 Foxes Covert is a magnificent detached modern double fronted six/seven-bedroom residence standing on approximately an acre in a superb position in the world renowned Mount Juliet Estate, convenient to all the amenities of this 535 acre iconic property and close to the 17th green and 18th tee of the Jack Nicklaus-designed golf course.

Extending to 6,759 sq.ft / 628 sq.m, this imposing residence was built in 2002 and enlarged in 2007 so that it now has outstanding living, bedroom and entertainment accommodation and numerous exceptional design features.

The sense of space and light is striking. This is a bright two storey home that flows very well and enjoys good southerly and westerly sunshine in the main rooms. There are four impressive reception rooms and seven bedrooms, six of which have ensembles.

The property is approached off a private cul-de-sac Estate road. It is well sheltered with hedges, shrubs and trees providing great privacy.

Ornamental trees and shrubs form the rear boundary including a bamboo cluster beside the sunken lawn. There is a wonderful private sun patio and barbecue area looking onto the lush rear garden. Directly behind the property is a horse paddock. There is a detached garage and outhouses.

Steeped in heritage, Mount Juliet is Ireland's leading country estate, supported by the finest amenities, facilities, services and hospitality.

Mount Juliet offers an exemplary array of attractions and an unrivalled residential experience in the quintessential country estate that is quite simply dedicated to the enjoyment of its residents and guests.



MOUNT JULIET ESTATE

Mount Juliet Estate has an enviable international reputation for its golf, hospitality and amenities. It is located approximately 20 minutes from Kilkenny, 30 minutes from Waterford and just over one hour from Dublin. The jewel in the crown, The Manor House, is a stunning example of eighteenth century architecture, overlooking the River Nore and Ballylinch Stud.

The golf course is globally ranked and has been the venue for many international events over the last three decades and is the venue for the 2021 Irish Open.

The Estate offers a range of activities including trail-riding at the world-class Equestrian Centre. There is an archery range, salmon and trout fishing and falconry can also be enjoyed. The Health Centre houses a 15-metre heated swimming pool, gymnasium and a wide variety of treatment suites at the spa. There are beautiful walks, especially along the banks of the River Nore which runs through the Estate, also nature trails.

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

To own a house in Mount Juliet provides a unique living experience. Not only is it very safe for residents with the benefit of 24 hour security but it is the essence of grandeur and gracious living. It is exclusive while being friendly and welcoming. Mount Juliet has an excellent 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 hospitality 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 a number of social events and get together throughout each year for resident property owners in the Estate.













ACCOMMODATION

Ground Floor

- Entrance Hall
- Cloakroom with w.c. and w.h.b.
- Study/Office
- Sittingroom with timber floor, feature fireplace and 3 large windows overlooking the garden
- Large dual aspect drawing room with open fireplace and doors to the patio and garden
- Kitchen cum breakfast room, fully fitted
- Boot room/store/utility room
- Cloakroom with w.c. and w.h.b.
- Large open plan feature sun room leading to sun patio

First Floor

- Bedroom 1 Suite with dressing room, hall, bathroom, jacuzzi bath and power shower
- Bedroom 2 Suite with dressing room and bathroom
- Bedroom 3 Suite with dressing room and ensuite
- Bedroom 4 Suite with ensuite
- Bedroom 5 Suite with dressing room and bathroom
- Bedroom 6 Suite (master) with dressing room and bathroom
- Bedroom 7 is within the master bedroom suite but can be used separately. It is presently used as an office.

FEATURES

- Superbly positioned in the Estate, convenient to an abundance of amenities
- Outstanding quality living and bedroom accommodation
- Kilkenny limestone floors on ground floor
- Well fitted kitchen with appliances, gas fired Aga cooker, marble top fitted cupboards and shelves and a breakfast counter
- Utility room fitted with washing machine and dryer, worktop and sink unit, cupboards contain plumbing and electrical systems and the controls for the heating system (which was upgraded in 2013). Also a fitted water softening system.
- Eir fibre broadband and Sky TV satellite dish
- Large feature sunroom and livingroom
- Tall ceilings throughout
- Six exceptional quality bedroom suites with bathrooms
- Double garage and boiler house
- Private sun trap patio and barbeque area
- Lush well planted and well maintained gardens with automatic sprinkler system
- Service charge: €4,300 p.a.

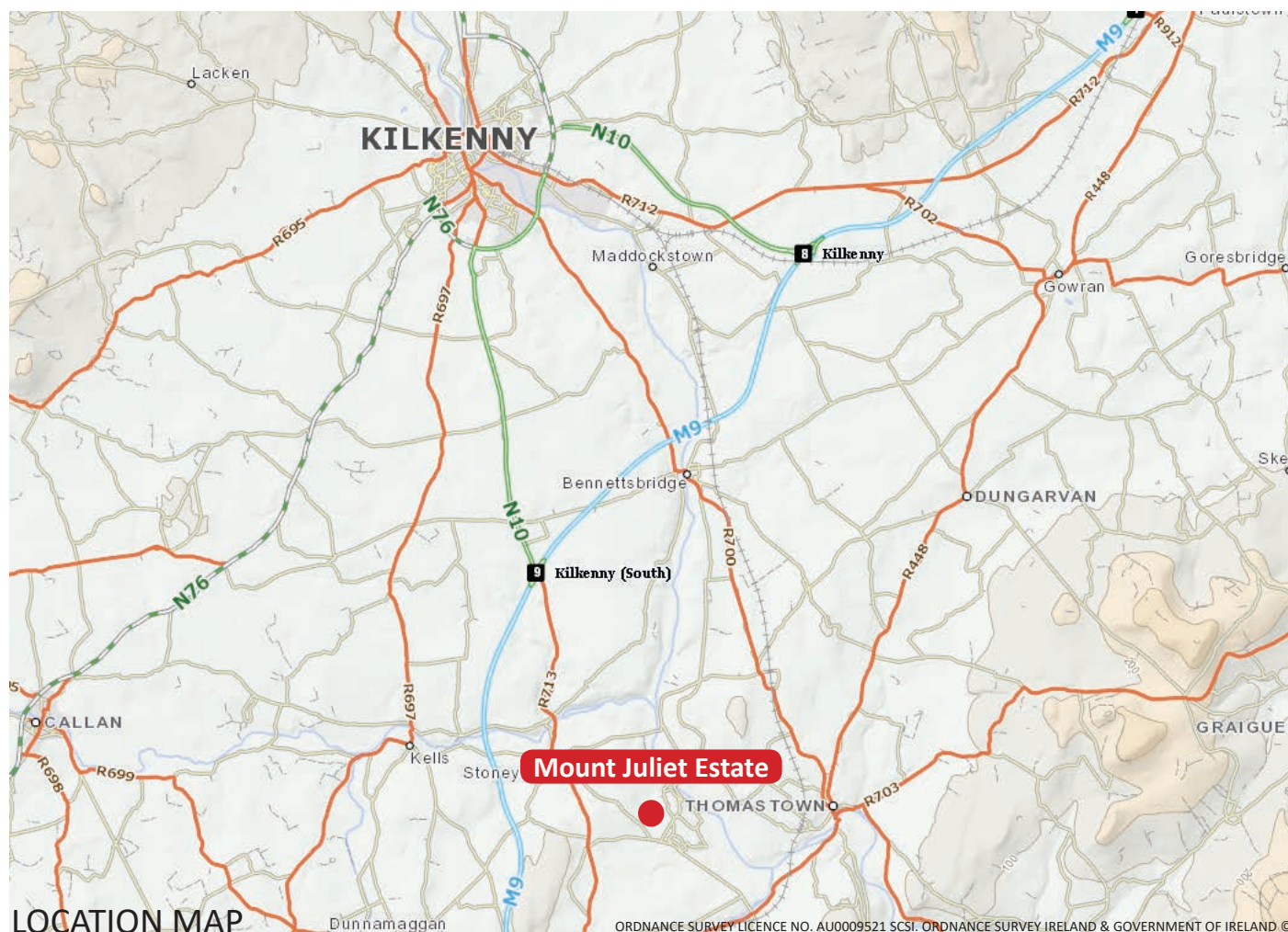
FLOOR PLANS (Not to Scale)



Ground Floor



First Floor



TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER C1

BER No. 108128745

EPI: 172.03 kWh/m²/yr



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