

No. 18 Walton's Grove



Mount Juliet Estate

Thomastown
Co. Kilkenny



Hooke &
MacDonald

18 WALTON'S GROVE, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 Y286



Superb Four Bedroom Residence



Superb energy efficient residence in the
world-renowned Mount Juliet Estate





THE PROPERTY

This is a most attractive large energy efficient two storey semi-detached four bedroom house set in mature landscaped grounds in a small safe cul-de-sac of 22 residences within easy reach of the clubhouse, Manor House and all the amenities of this iconic estate. The dormer style property has numerous distinctive design features. It is very private and enjoys a wonderful outlook.

Significant upgrades have been carried out to the property in recent years including the installation of solar panels, replacement of most of the doors, windows, glazing; high speed fibre, extensive new barbeque area and marble floor and extendable roof; also a superb jacuzzi.

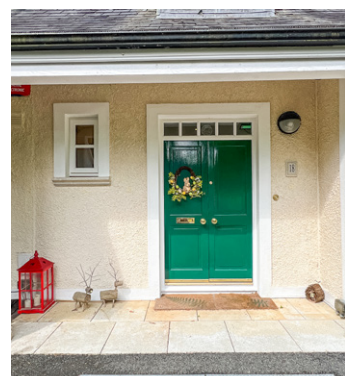
The charming property extends to 221 sq.m (2,379 sq.ft) and comprises on the ground floor an entrance hallway, cloakroom with w.c. & w.h.b., a very large double height livingroom with a timber floor, timber ceiling, real fire with wood burner mounted on a feature stone base, French doors to patio and large full height feature windows with a sunny aspect; diningroom with French doors to barbeque area; fitted kitchen / breakfast room with

tiled floor and utility room off it; double bedroom with en-suite and dressing room off it.

On the first floor there is a double bedroom with built-in wardrobes and en-suite; another double bedroom with built-in wardrobes; bathroom; fourth bedroom.

The driveway provides parking for 3/4 cars. There is external decking and large barbeque area, also a buggy store at the front. There is a gas boiler (LPG).

The property is very private and benefits from a very sunny aspect.





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. 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.

There is a Clubhouse, superb Spa and Leisure Centre. The Hound Restaurant has a fine reputation for its contemporary Irish cuisine. Close to the Club House is the Equestrian Centre which stables horses and ponies. 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.

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.

Mount Juliet Estate evokes a world of timeless grace, supported by the finest amenities, facilities, services and hospitality for the pure enjoyment of its residents and guests. Mount Juliet is renowned for its warm, family-friendly and hospitable environment. The range and quality of services, from its magnificent hotel and restaurants, including the Michelin starred Lady Helen restaurant, to its world

renowned Jack Nicklaus Signature Golf Course and other extensive leisure facilities, provide Mount Juliet with an unrivalled residential offering.

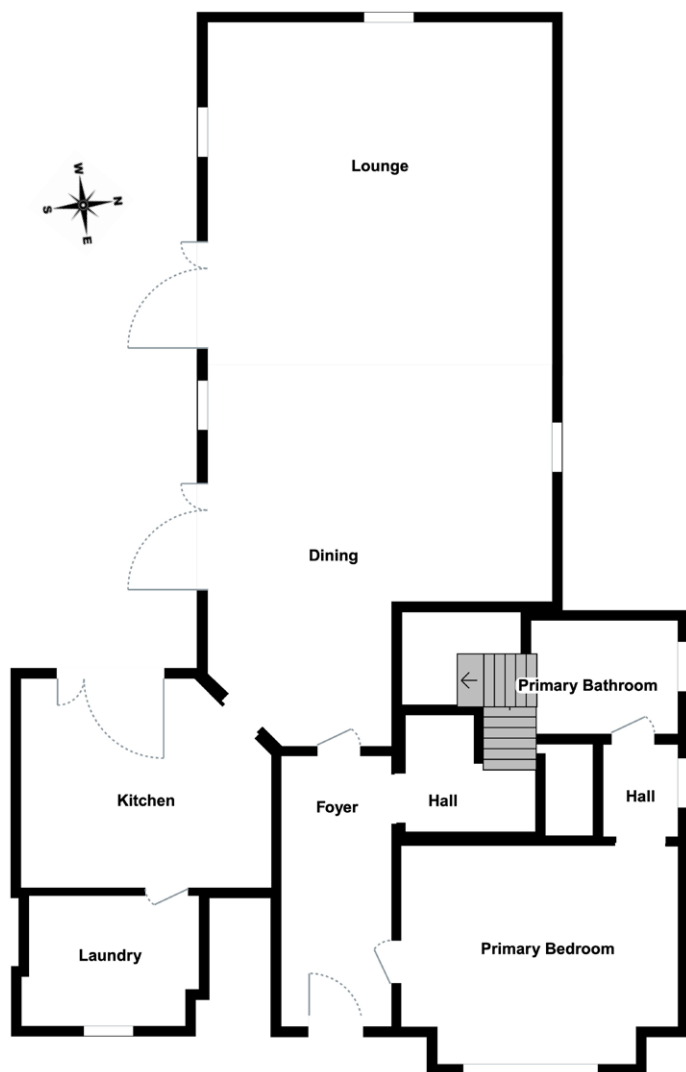
The 7,300-yard course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes on the Mount Juliet Championship Golf Course include the stunning par 3, 3rd hole over water, the par 5, 10th hole with its tantalising fairway cantered copse of trees, and the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

The par 72 course has rolling fairways, a variety of water hazards and features and superbly contoured greens, all expertly blended into the spectacular wood-land setting of this magnificent Estate. Three 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 U.S.A., and again in 2004. It was also the venue for the Irish Open Golf Championship in 2021 and 2022.

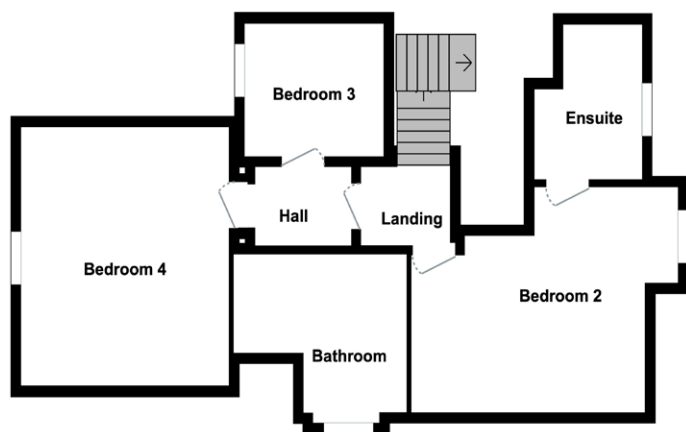




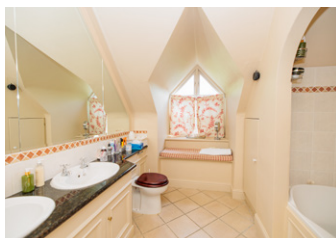


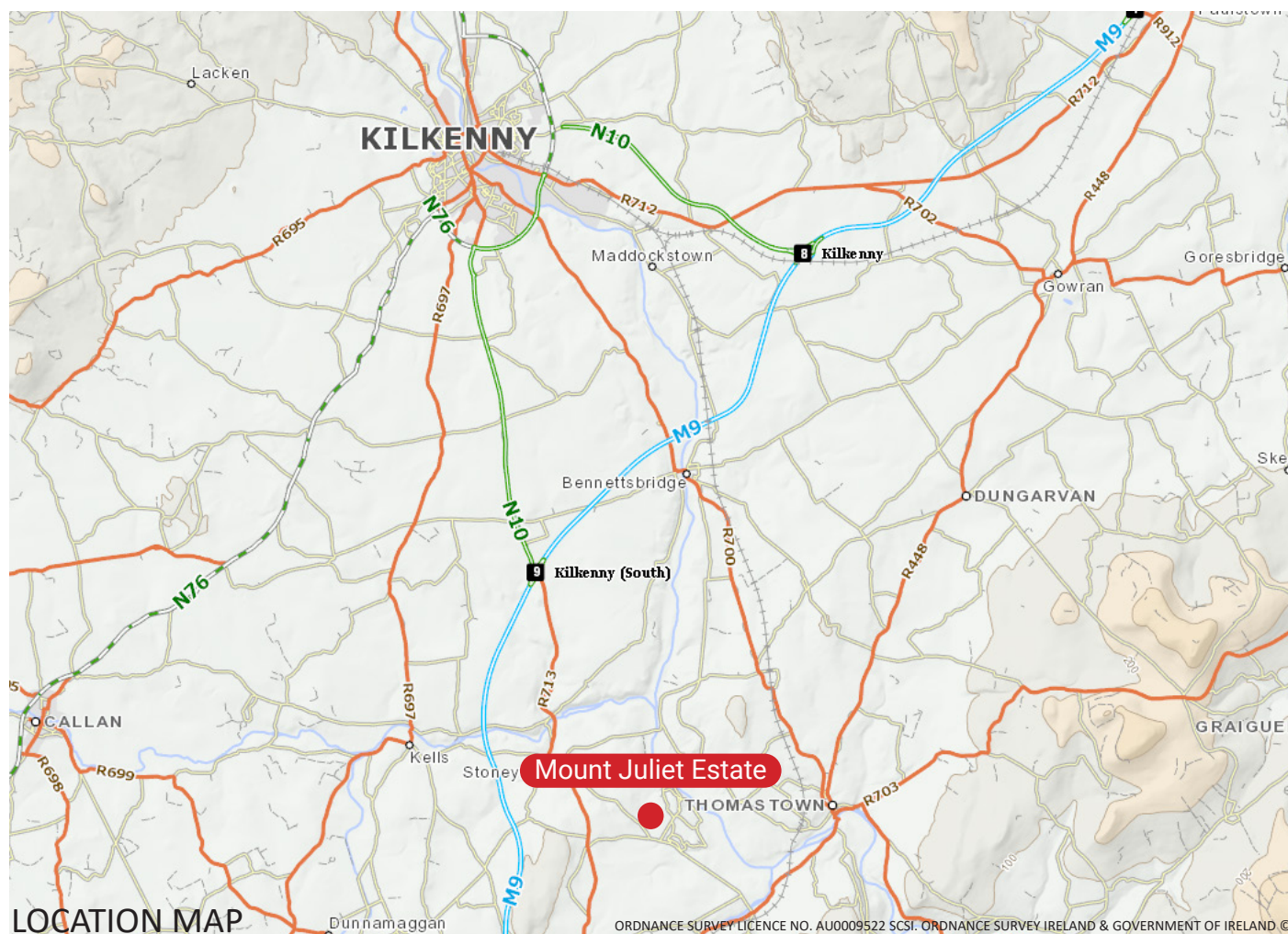


Ground Floor



First Floor





TERMS:
For Sale by Private Treaty

VIEWING:
Strictly by appointment

BER Details:
BER B2
BER No. 107941767
EPI: 117.03 kWh/m²/yr

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.



360°
Virtual Tour



Video Tour



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