

MOUNT
JULIET
ESTATE



EXCEPTIONAL SITES FOR SALE WITH FULL PLANNING PERMISSION FOR
LARGE DETACHED RESIDENCES IN THE HEART OF MOUNT JULIET ESTATE,
THOMASTOWN, CO. KILKENNY, IRELAND.



Ballylinch Stud

Manor House

New Clubhouse

Main Entrance

8th Fairway

River Nore

5th Fairway

The Sites

Foxes Covert

MOUNT JULIET ESTATE

M9 Motorway

Thomastown

The Glen



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DESCRIPTION

Sites for detached houses situated beside the 5th fairway of this world-renowned Jack Nicklaus Signature designed Mount Juliet Golf Course. Its location is convenient to the five-star hotel and its amenities such as the Michelin Star Lady Helen restaurant. The Hound Restaurant and Bar at Hunter's Yard, Jack's Bar in the clubhouse (a new addition, named after Nicklaus), the Juliet Lounge, the Leisure Centre and the Equestrian Centre are all within a short distance. The Estate is professionally managed to a very high standard.

Planning permission has been granted for 3 distinctive detached four bedroom houses, designed by CCH Architects. Nos. 23-25 Foxes Covert.



SITE LAYOUT
23 - 25
FOXES COVERT

SOLD

SOLD

SITE 23

SITE 24

SITE 25

PROPOSED NEW ACCESS ROAD

EXISTING FOXES COVERT ESTATE ROAD

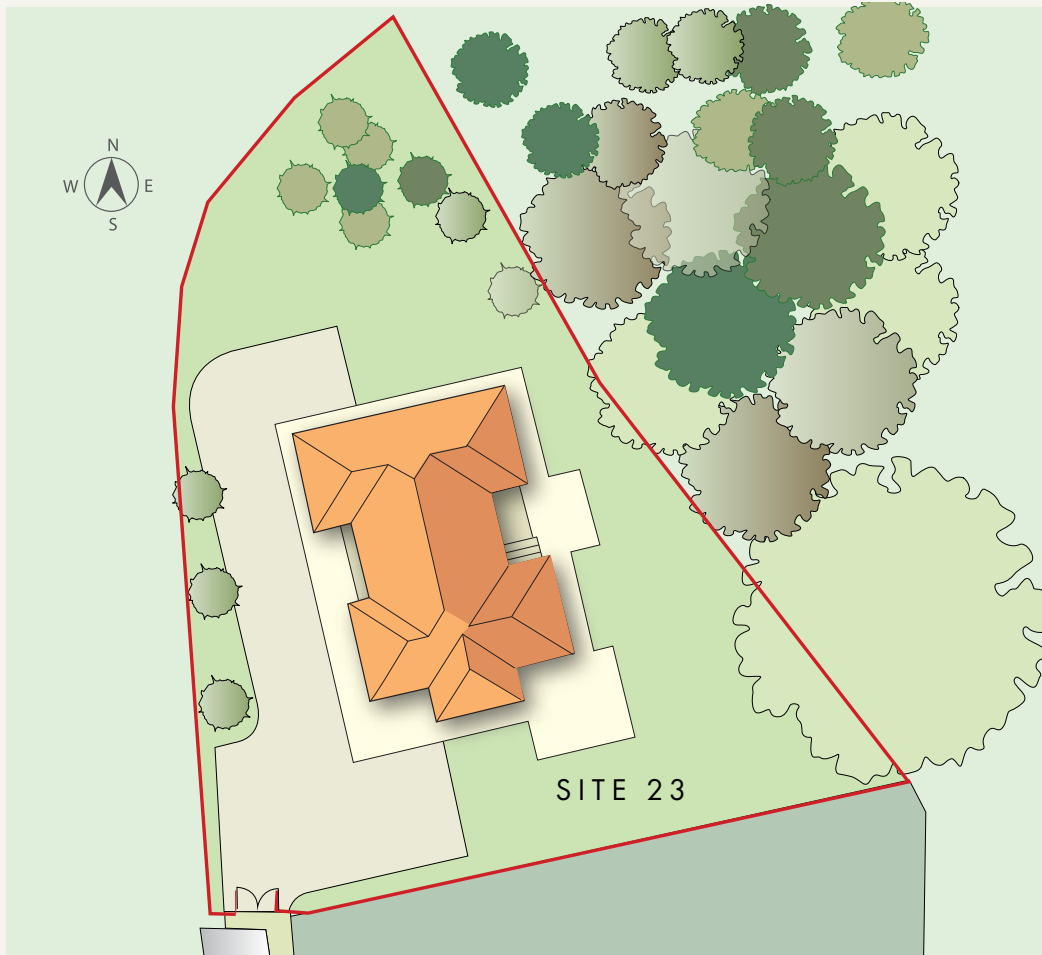
THE GLEN →



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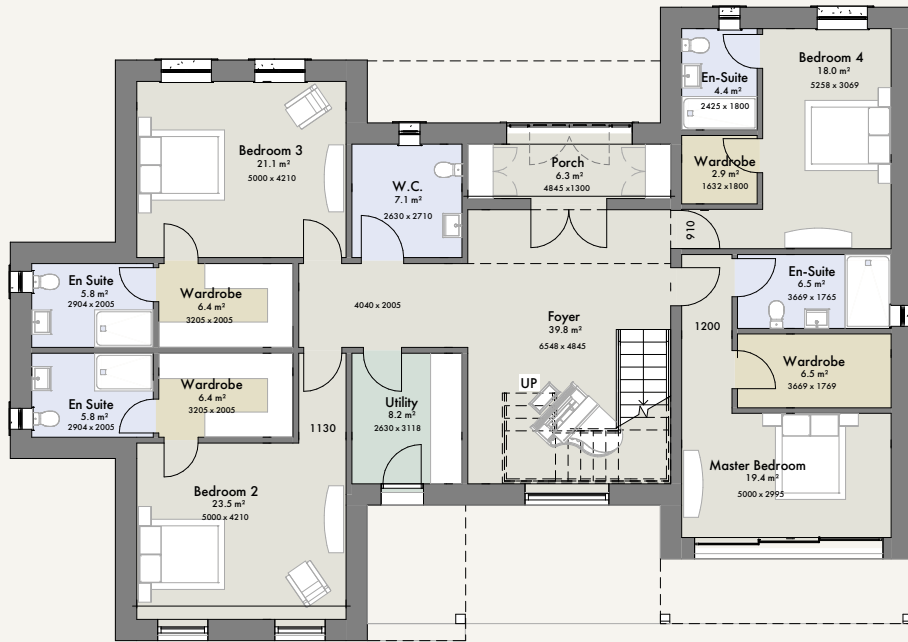


SITE 23 - FOXES COVERT

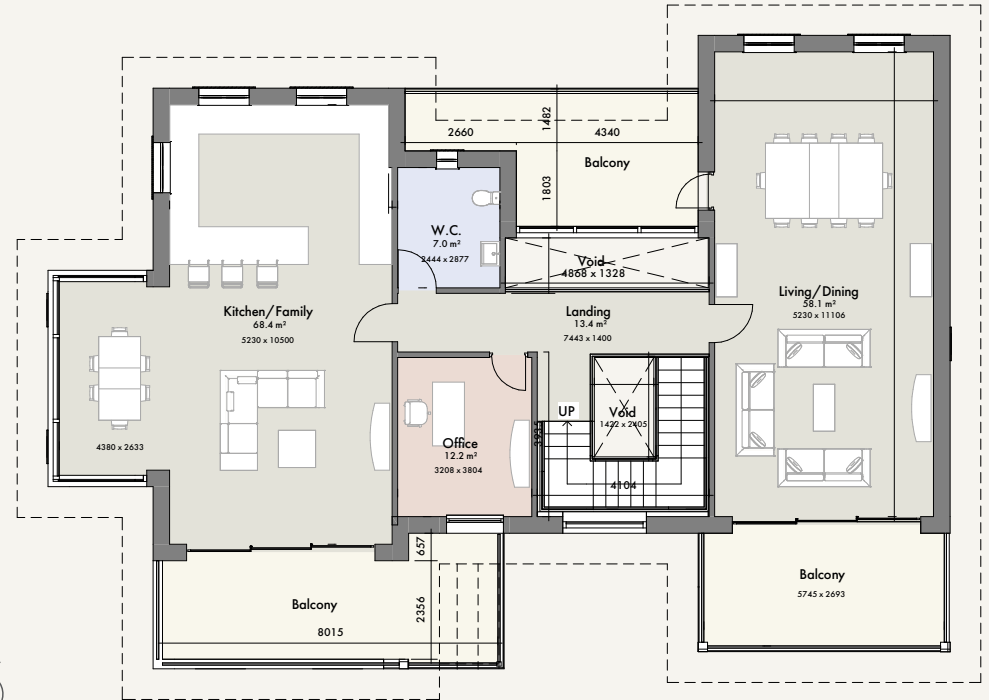


SITE AREA - APPROX 0.5 ACRE

MOUNT JULIET ESTATE

Ground Floor - Site 23



First Floor - Site 23

Total Gross Floor Area: 4,027 sq.ft / 374 sq.m



MOUNT JULIET ESTATE

Mount Juliet Estate 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 Estate comprises 500 acres of land.

The golf course is globally ranked and has been the venue for many international events over the last three decades and was the venue for the 2021 Dubai Duty Free Irish Open and it has just been announced as the venue for the 2022 Dubai Duty Free Irish Open.

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

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 enviable 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. Home owners can also avail of Leisure Centre and Golf membership.

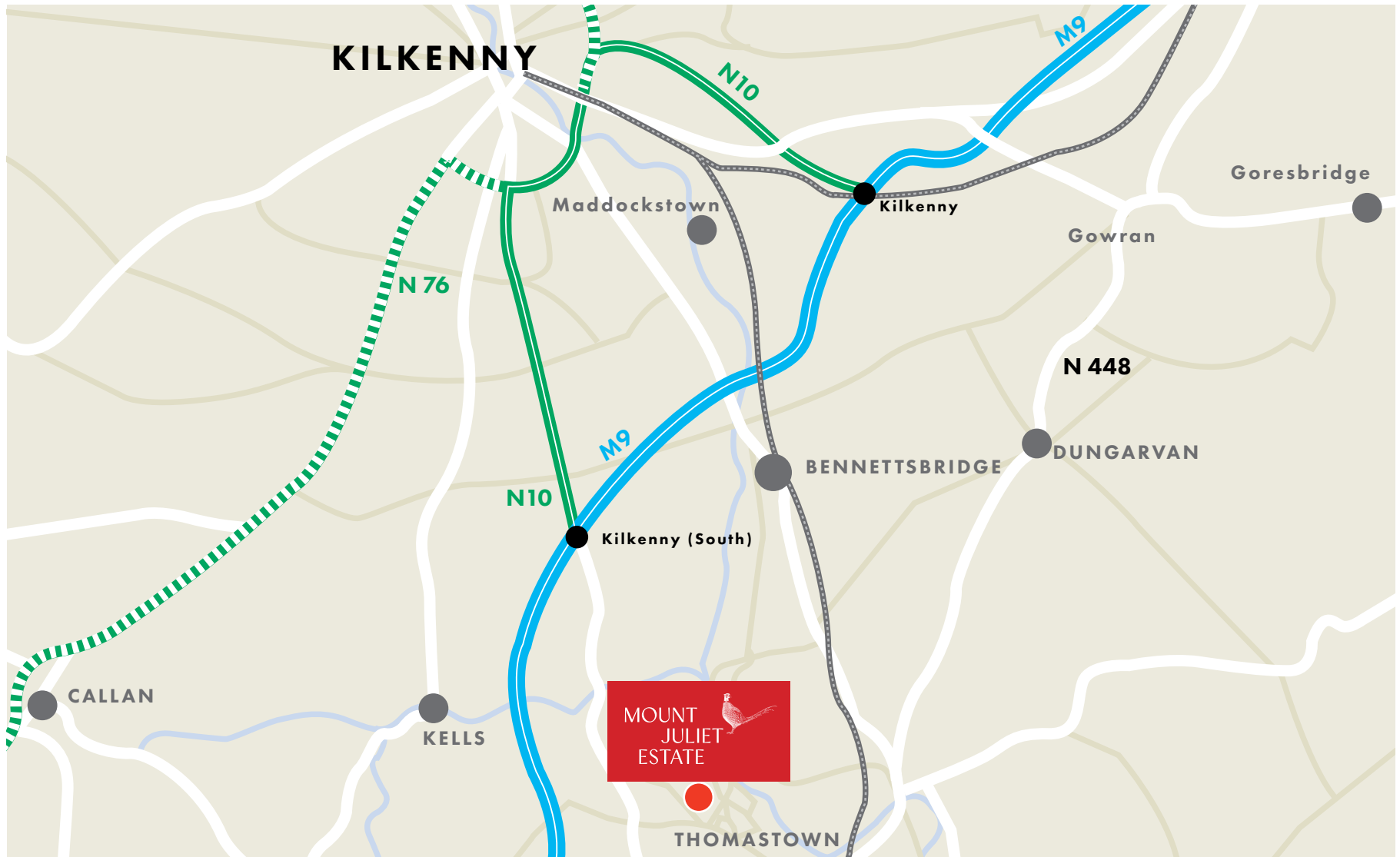


The Manor House, Mount Juliet Estate





The Clubhouse, Mount Juliet Estate



LOCATION MAP

MOUNT JULIET ESTATE



TERMS:

For Sale by private treaty.
Further details available from the
Selling Agent.

VIEWING:

By appointment with Selling Agent.

SALES ENQUIRIES



PSRA Licence No: 001651

118 Lower Baggot Street, Dublin 2
+353 (0) 1 631 8403

www.hmd.ie

Ken MacDonald

ken@hmd.ie
+353 (0)86 256 3851

Enda Moore

endam@hmd.ie
+353 (0)86 255 6445

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