

# No. 6 North Paddocks

## Mount Juliet Estate

Thomastown

Co. Kilkenny



Hooke &  
MacDonald

# 6 NORTH PADDOCKS, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 H210



## Impressive Three Bedroom Residence

BER C2

Superb extensively upgraded residence perfectly positioned  
in the world-renowned Mount Juliet Estate





## THE PROPERTY

Most attractive large three-bedroom two story residence of character in a very good position overlooking the 15th fairway of this world renowned Championship Golf Course.

This property has just been comprehensively tastefully refurbished to a high standard including extensive insulation, painting, plastering, kitchen, new lighting, new bathrooms, new gas boiler, new patio/barbeque area with attractive limestone paving.

6 North Paddocks exudes charm and comfort. Apart from the excellent living and bedroom accommodation, comprising a light filled living and diningroom due to its dual aspect and sunny south west orientation, it has two large double bedrooms, each with new ensuites. There is a third bedroom. The home has the benefit of extensive storage space in the two large floored attics and each with very good new step ladders. There is also a sauna in Bedroom 1. The kitchen is well equipped with a new Miele washing machine and oven, new quartz worktops, plenty of cupboards and a large breakfast table.

The North Paddocks is an exclusive private courtyard of just 10 houses, built 28 years ago, with an imposing entrance, nestled in the heart of this iconic estate, offering peace and tranquillity in a perfect setting.

It has plenty of parking spaces. It is within a short walk of the clubhouse, the leisure centre, the Manor House, hotel and restaurants.







## ACCOMMODATION

No. 6 North Paddocks extends to approximately 155 sq.m (1,668 sq.ft) with the following accommodation:

Entrance Hall: Cloakroom with w.c. and w.h.b.

Living & Dining Area: (approx. 7.62m x 5.79m) with French door to barbecue and patio area.

Kitchen & Breakfast Area: (approx. 4.57m x 3.20m) well fitted with an array of presses and shelving, worktops, store off, also hot press and press for washing machine and dryer.

Bedroom 1: (approx. 5.18m x 4.11m) very large with ensuite off; also room off with window (approx. 2.29m x 1.83m), presently a walk-in dressing room but previously used as a single bedroom as it has a window (Bedroom 4).

Bedroom 2: (approx. 4.57m x 3.81m) large double bedroom with built-in wardrobes and ensuite.

Bedroom 3: (approx. 2.36m x 2.29m) single bedroom.





## MOUNT JULIET ESTATE

This property is perfectly situated on the Mount Juliet Estate, which is one of the world's finest golf resorts, incorporating a 5 star hotel with a Michelin Star Restaurant, The Lady Helen, an 18-hole Jack Nicklaus designed Championship Golf Course, Clubhouse, Leisure Centre, bars, restaurants.

The Mount Juliet Estate is located approximately 1.5km. northwest of the M9 Dublin-Waterford Road Motorway and convenient to Thomastown mainline train station connecting Waterford, Kilkenny and Dublin.

The property is located approximately 3 km west of Thomastown, 16 km south east of Kilkenny City, 48km north of Waterford City and 120 km south west of Dublin. It is approx an hour and a half to Dublin by car.

Kilkenny City is within easy reach. It is thriving with its renowned reputation for arts, culture, entertainment, hospitality, cuisine and its award winning restaurants, sporting prowess and booming business and foreign direct investment.

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 Estate with its 500 acres is regarded by many as 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.

Several million Euro have been spent on all aspects of the Estate, including its facilities and golf course in recent years and more is planned. The Manor House has been closed for the first months of 2026 while a major upgrade takes place.

No.6 North Paddocks is ideal for owner occupation or as an investment or holiday home. There is good demand for rental accommodation on the estate.















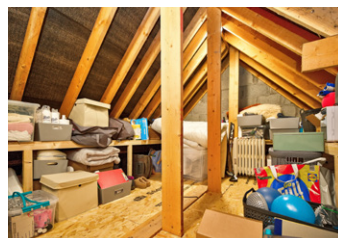
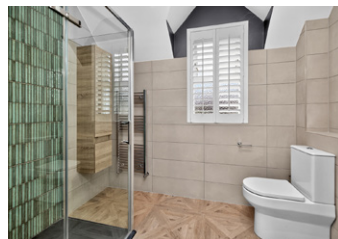




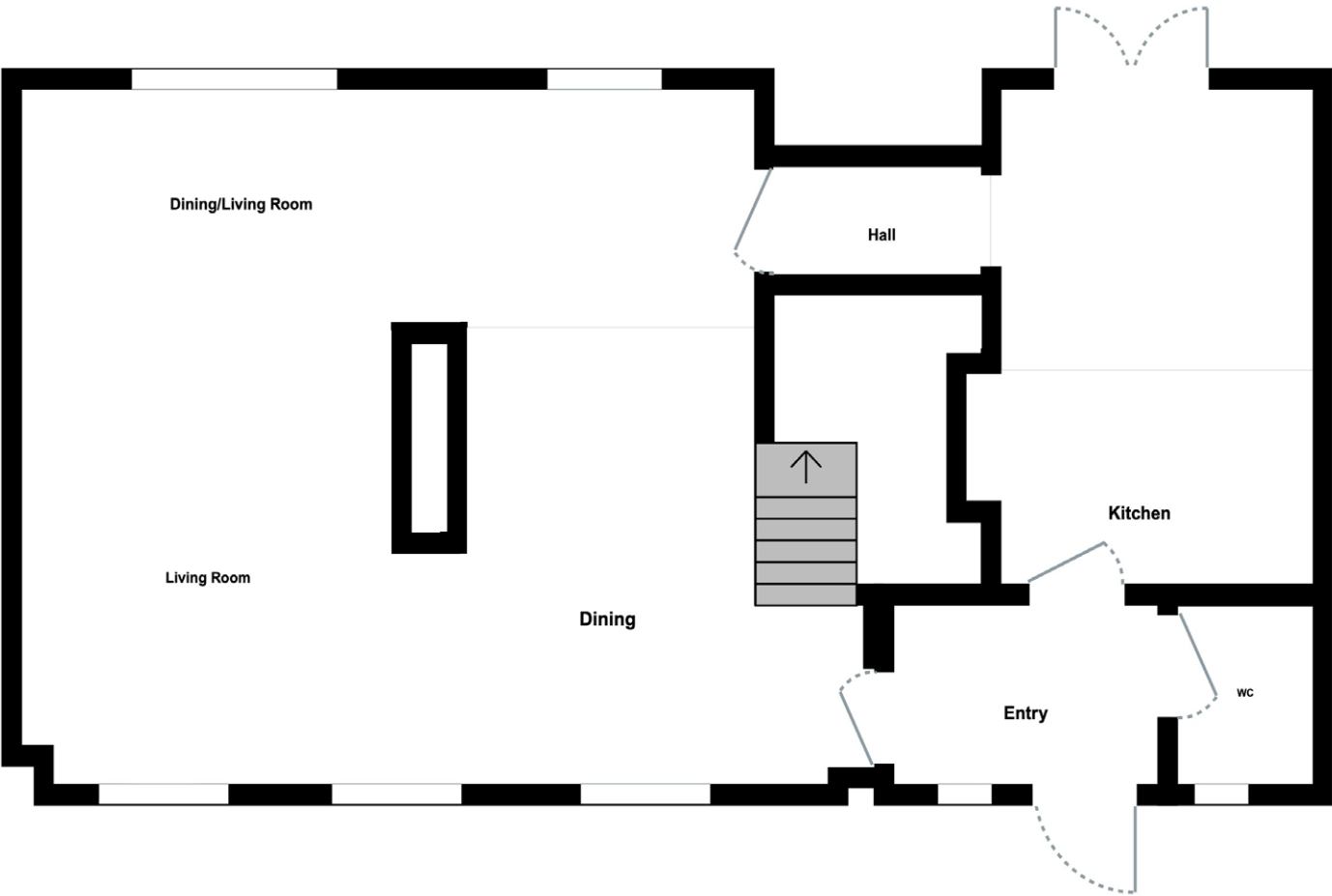




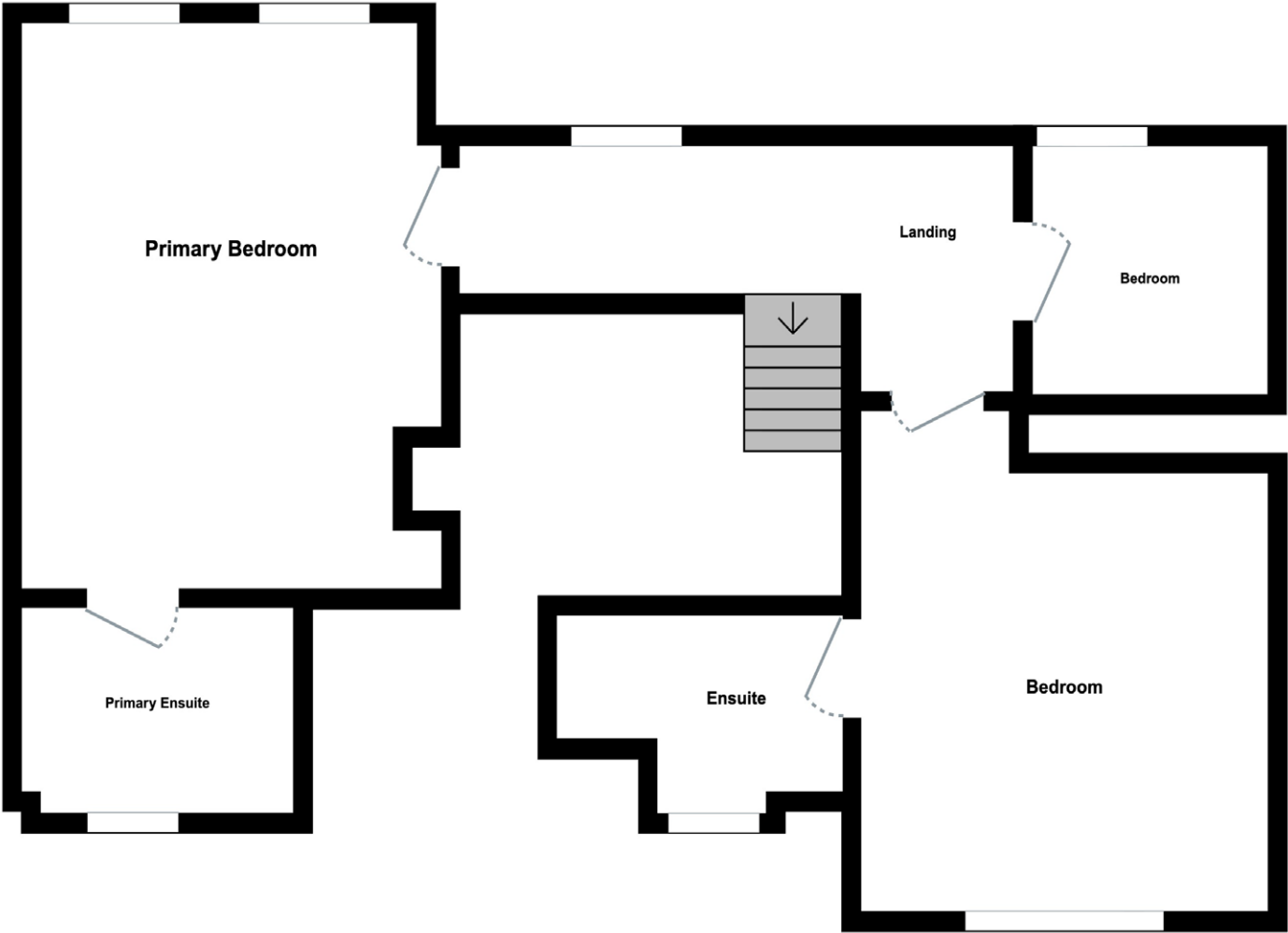






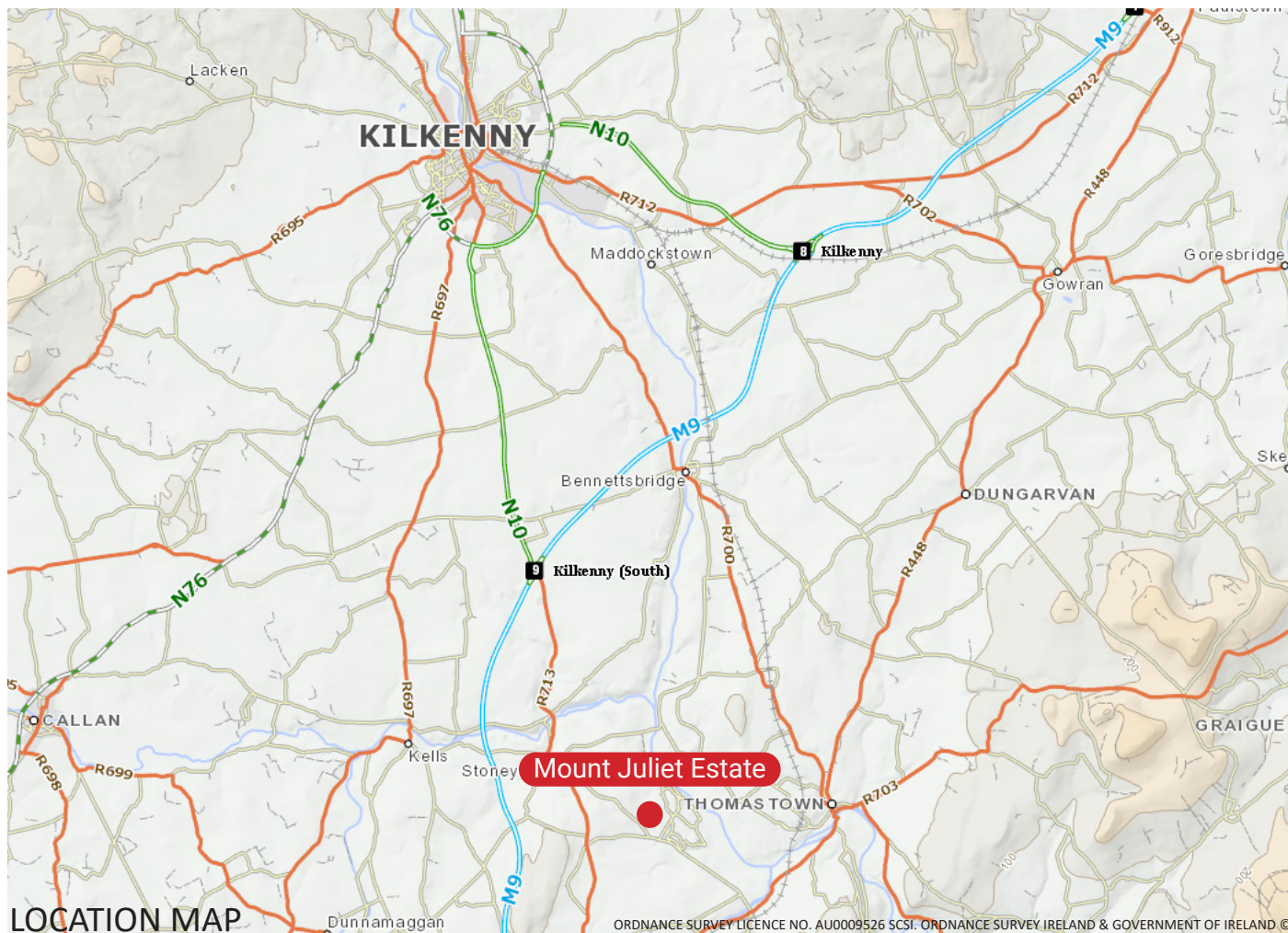


Ground Floor



First Floor





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

**BER Details:**  
BER C2  
BER No. 109095752  
EPI: 197.85 kWh/m<sup>2</sup>/yr

**TERMS:**  
For Sale by Private Treaty

**SERVICE CHARGE:**  
Approximately €6,600 per annum, which covers house insurance, refuse collection, public lighting, road and grounds maintenance, roving security patrols and contribution towards sinking fund.



360°  
Virtual Tour



Video Tour



**Hooke & MacDonald**

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