



**A CONTEMPORARY MODERN RESIDENCE IN A WONDERFUL ENCLOSED PRIVATE SETTING NEAR MOUNT JULIET ESTATE ON C. 2 ACRES**

**Jerpoint Walled Garden, Jerpoint Church, Thomastown, Kilkenny, Co. Kilkenny, R95 FX33**

**GUIDE PRICE: € 725,000**



**PSRA Reg. No. 001536**



## Jerpoint Walled Garden, Jerpoint Church, Thomastown, Kilkenny, Co. Kilkenny, R95 FX33

### DESCRIPTION:

**Jerpoint Walled Garden** is a sophisticated fusion of old and new. This contemporary build (2008) was designed by Martin Mulligan having flexible accommodation in mind, with all the convenience necessary for fluid and comfortable living, it is nestled within a well maintained ancient walled garden. This c.248 sq.m. (c.2,669 sq.ft.) contemporary residence, is a light filled eco space in an ancient setting. From the outside what appears as a simple angular build hides the surprise of an ever-giving interior.

It was in the 1960's that the renowned sculptor and artist Sonja Landweer and artist Barrie Cooke moved to Thomastown, Co Kilkenny. In the early 70's they, together with their daughter Aoine, moved to Jerpoint. This move to Jerpoint was Sonja Landweer's final move. She lived here for nigh on 50years. The "Dutch Potter" found her home.

Jerpoint was a haven an enclave for musicians, writers, artists and patrons of the arts. The varied and great voices of Peggy and Hubert Butler, Ted Hughes, Robert Lowell, Seamus and Marie Heaney, Joseph Beuys and many more, made this place an exciting and rich environment. It is in this milieu, together with local artists, that the Kilkenny Arts Week (now Kilkenny Arts Festival) was born.

The entrance to Jerpoint Walled Garden is via a pair of tall electric original wrought iron gates, into a secluded private circa 2 acre site. If one were to describe this property and associated unique grounds as individual and distinctive this would be an understatement.

### LOCATION:

The property is situated near Mount Juliet Estate and the village of Stoneyford (3 km) convenient to Thomastown (6 km) Thomastown has a train station including national and local bus routes, Kilkenny (18 km) ,Waterford (38 km) and Dublin (130 km via M9 at Exit 9).

### ACCOMMODATION:

**Kitchen 1:** 17.11sqM Open plan, high ceiling, Oak floor, fully integrated with beech worktop, Electric oven and gas hob, double Belfast sink unit, Dishwasher, Glass door to garden. Two windows

**Dining Room 1:** 14.85sqM Open plan, Double height ceiling, Oak floor, Doors leading out to the garden and patio areas. Velux windows.

**Living Room 1:** 22.79sqM Open plan, Oak floor with wood burning stove, wall to wall book shelves, French doors to garden and patio areas. Recessed internal connection to second dwelling.

**Ground Floor Bathroom 1:** 3.78sqM Wetroom is wheelchair accessible w.c., w.h.b., tiled

**Ground Floor Bedroom 1:** 11.14sqM Wheelchair accessible, Oak floor, South facing window.

**Solid Oak and steel stairway** leading to open landing with oak floor and open plan offices and a bathroom.

#### UPSTAIRS:

**Primary Bedroom 2** 17.73 sqM Oak floor, Double height angular ceiling, French Doors including safety bar offering panoramic views over garden.

**Bedroom 3:** 16.02sqM Wall to wall carpeting, High sloping ceiling, large tip and tilt window offering panoramic views over garden.

**Dressing Room:** 11.82sqM, Wall to wall carpet, Both sides of wall-to-wall full length wardrobes, open loft storage area. (3sqM x 1.5sqM)

**Bedroom 4:** 14.72sqM wall to wall carpet. Large tip and tilt south facing window, with a view on the restored original gardeners' cottage. Leading off this room is an enclosed floored and plastered loft area (3sqM x 2sqM) complete with electric lighting and Velux window.

**Library:** 05.03sqM Open plan, Oak floor, wall to wall bookshelf, solid beechwood drop down tables, South facing window with view of garden and outdoor dining, fitness area.

**Upstairs Bathroom** 04.37sqM Tiled throughout, w.c., w.h.b., bath and shower, extractor, south facing window.

**Office** 04.sqM Open plan, Oak floor, Sloping ceiling, Velux window, plus south facing window. Good wifi connectivity and associated electrical points.

**Enclosed Loft Space:** (5sqM x 2sqM) Fully accessible, with lighting, wooden flooring, plastered walls and ceiling.

**SECONDARY GROUND FLOOR ACCOMMODATION** adjoining internal doorway option as well as independent external access.

**Dining Room 2** 13.68sqM Open Plan, Oak floor

**Living Room 2** 14.90sqM Open Plan, Oak floor, Wood burning stove, Glass door leading to patio and garden.

**Bathroom 2:** 6.6sqM with full length bath, electric shower, w.c., w.h.b., Floor to ceiling ceramic tile. South facing window.

**Kitchen 2** 7.34sqM Open plan, with tiled floor, Fully integrated fitted kitchen, Belfast sink, Combi gas hob, electric oven and extractor unit. Dishwasher, South facing window and Glass door leading out to gardens.

**Utility** 03.64sqM Open plan, tiled floor, Fitted wooden storage units.

**Study:** 13.30sqM Open plan, oak floor, double height sloping ceiling with Velux window. West facing glass door leading to patio dining area, gardens.

**Bedroom 5** 12.60sqM Oak floor, Tongue and Groove painted wooden ceiling, tall glass door leading out to garden and patio. Windows with western views to garden.

#### Enclosed loft space.

Above this room is another loft enclosed with a (3.5sqM x 3.5sqM) wood floor, electric lighting and Velux window. Plastered walls and ceiling.









## OUTSIDE:

The original c.1800 ivy clad, stone boundaried Walled Garden, has over the years developed from an ancient orchard to an accessible extensive biodynamic organic gardens/parkland, with many indigenous and some specialist trees, giving structure, colour and interest throughout the seasons of the year. The NW wall has in it a set of original bee boles, stone-built alcove cavities to house straw bee skeps.

**Gardeners Cottage:** The ruins of the original gardener's cottage have been sympathetically renovated, housing the utilities and heating systems. Incorporating sink, laundry room, freezers, storage area and loft area. Geothermal and solar heat pump systems are located here. Plastered and insulated with three windows (One in the loft area and two flanking the arched doorway). First-fit for wetroom and toilet facility incorporated.

**Wooden Fitness and Sauna Area:** Solid pressure treated wood flooring and walls. Transparent corrugated perspex roofing. Currently housing a fully equipped gym and infrared sauna.

**Covered outdoor dining area,** Solid pressure treated wood flooring and walls. Transparent corrugated perspex roofing. Complete with outdoor electric heating bars and outdoor electrical provision.

At the lower aspect of the walled garden sit three independent stone outbuildings. Roofed with windows and doors. Dry, usable spaces.

## SERVICES:

Geothermal underfloor heating throughout, WiFi, Triple locked doors, Wheelchair accessible, Double-glazed sustainably sourced hardwood windows, Hoppe locking systems, Smoke and Carbon monoxide detectors.

The clay Poroton block (Porotherm) used to build highly insulated walls, sustainably sourced hardwood windows, internal and external local Kilkenny limestone cills, Eco slates, Mains water and provision of propriety effluent treatment system and percolation area.

Submerged under the main lawns adjacent to the house, are large rainwater harvesting tanks with associated pump used for watering the gardens.

## AMENITIES:

- Mount Juliet Estate- Golf, equestrian, spa, 4 Star Hotel.
- Hunting with Kilkennys, Nore Vale and West Waterford.
- Shopping in Kilkenny, Waterford and Thomastown.
- Schools in Thomastown, Kilkenny College, Waterford, Stoneyford, Ballyhale.
- Hospitals, Kilkenny St Lukes & Kilcreen, Waterford Ardkeen & The Whitfield.
- Fishing on nearby River Nore within walking distance
- Shooting - rough shooting in the area.
- Racing at Gowran Park, Clonmel, The Curragh, Punchestown
- Dunmore East, Tramore
- Historic sites. Jerpoint Abbey, Jerpoint Park, Kilkenny Castle.
- Kilkenny Craft Trail. Butler Gallery.

**BER:** B2

**BER NO:** 115053407

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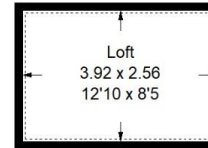




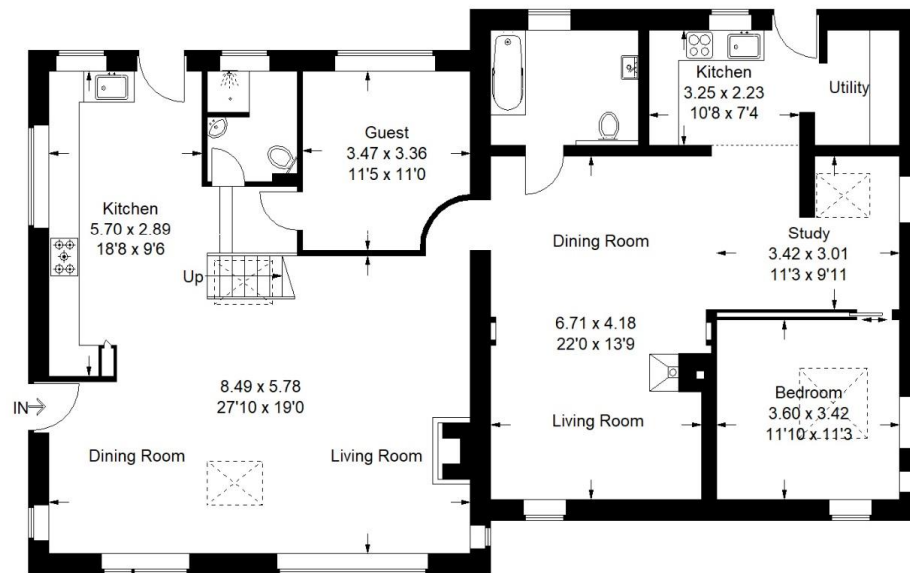


## Jerpoint, Thomastown, Co. Kilkenny

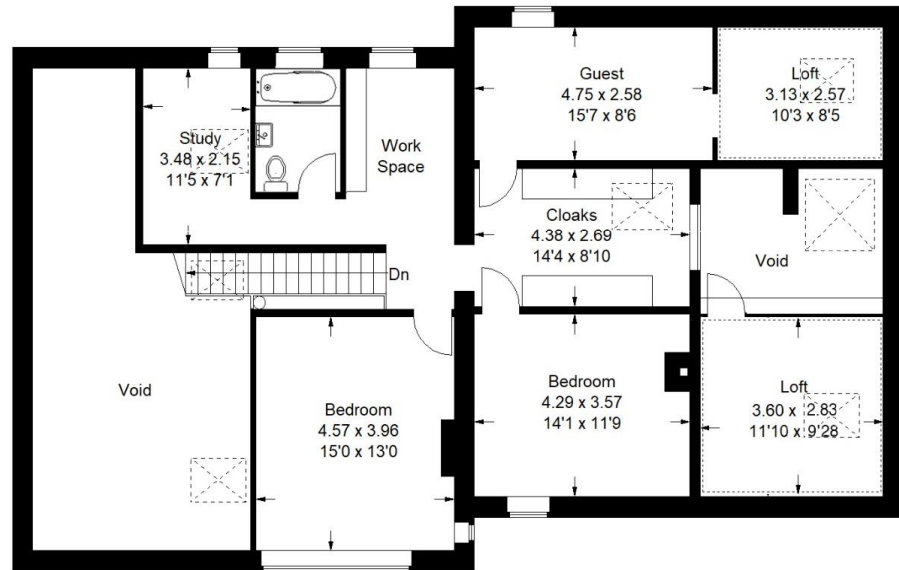
Approximate Gross Internal Area (Excluding Loft / Void Space)  
248 sq m / 2669 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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