

For Sale By Private Treaty



*5 The Inch, Mount Juliet,  
Thomastown, Co. Kilkenny*

DOMINIUS NEWMAN GOOD  
**DNG**  
BER C1



*Kitchen/Breakfastroom*

## *5 The Inch, Mount Juliet, Thomastown, Co. Kilkenny*

No. 5 The Inch is an exceptional split-level architecturally designed property overlooking the banks of the River Nore.

Extending to c. 6000 sq ft (c. 557 sq m) of charming light filled accommodation, No. 5 The Inch is a magnificent five bedroom property laid out over three floors. There are spacious interconnecting reception rooms ideal for entertaining along with a games room and home cinema at garden level.

Finished to an exceptionally high standard and including modern specification and tasteful décor, the accommodation throughout benefits from a wonderful south facing aspect and all reception rooms and bedrooms overlook the river.

This exquisite property enjoys a magical setting nestled within the grounds of the world renowned Mount Juliet Estate, one of Ireland's top golf and hotel resorts. Mount Juliet also includes a superb health spa and residents enjoy excellent outdoor pursuits including fishing and horse riding on the grounds of the estate and world class golfing on the signature Jack Nicklaus designed golf course.

### *Features*

Tasteful architect designed features throughout

Benefits from luxurious hotel and health spa

Golfing on the signature Jack Nicklaus designed course

Exceptionally spacious accommodation extending to over c. 6,000 sq.ft (c. 557 sq.m)

One of Ireland's top golf and hotel resorts

Fishing on the River Nore

Built to a high specification circa 1994

### *Services*

Mount Juliet mains services including water, gas & sewage

### *BER Details:*

BER C1

BER No. 106151855

Energy Performance Indicator: 160.85 kWh/m<sup>2</sup>/yr

### *View By Appointment*

Viewing is highly recommended & strictly by appointment only.

Call Gemma Lanigan 01 4912600 or

Ella Dunphy 056 7786000

*Asking Price: €750,000*



*Entrance Hall*



*Dining Room*



*Study*

## *Accommodation:*

### **First Floor**

**Entrance Hallway** 2.07m x 4.50m

Entrance on 1st floor level. Polished stone tiling. Recessed lighting. Coving to ceiling. Glass wall panelling to allow additional light. Fitted welcome mat.

**Guest WC** 2.78m x 2.36m

Tastefully tiled floor to ceiling. Recessed lighting. Feature built in whb & wc.

**Reception Hallway** 4.62m x 12.31m

Polished stone tiling continued. Large bright open room with glass atrium on 2nd floor. Elevator to ground and second floors. Kitchen to right. Sitting room straight ahead and stair case leading to ground and 2nd floor to left.

**Open Plan Kitchen & Dining Room** 6.85m x 11.72m

Polished stone tiling continued from reception. French doors leading to patio area. Open plan bright kitchen with south east facing views of lawn and River Nore. Solid wood fitted kitchen with dual WHB and ample storage. Matching island unit creating kitchen focal point. Large Viking Professional range with gas hobs and feature surround hearth.

**Utility Room** 2.86m x 4.13m

Polish stone tiling. Ample storage units with granite counter top. Whb.

**Rear Hallway** 3.53m x 1.90m

Polished stone tiling. French doors leading to side of property. Ample storage space.

**Drawing Room/Dining room** 10.44m x 7.68m

Extra large open, spacious and bright interconnecting rooms. French doors leading to decked balcony area and countryside views. Feature natural stone open fireplace with granite hearth. Recessed lighting throughout.

**Equipment Room** 1.98m x 2.78m

Fitted shelving and hanging space. Ideal for recreational equipment or cloakroom.

**Recreational/Games Room** 6.43m x 4.06m

Carpet, solid wood paneling.

**Utility Room** 2.49m x 3.68

Natural stone tiling. Fitted welcome mat. Door leading to side of property. Whb with granite counter. Ample fitted storage.

**Study/Home Office** 3.44m x 3.45m  
Solid timber floor. Fitted shelving units. Venetian blinds. Solid wood paneling.

### **Ground Floor**

**Ground Floor Hallway** 12.67m x 3.65m  
Solid timber flooring. Alarm access point. Elevator access.

**Bedroom 1** 7.65m x 4.52m  
Large bright room with cream carpet. French doors to lawn area.

**En suite Bathroom** 1.84m x 2.83m  
Natural stone tiling floor to ceiling. Wall mounted electric towel rail. Whb with fitted granite counter. Large power shower unit.

**Guest WC** 1.82m x 1.75m  
Tiled floor to ceiling. whb on granite counter.

**Bedroom 2** 7.63m x 4.00m  
Large bright room with cream carpet. French doors leading to lawn area.

**En suite Bathroom** 1.76m x 2.78m  
Natural stone tiling floor to ceiling. Wall mounted electric towel rail. whb on fitted granite counter. Large power shower unit.

**Bedroom 3** 4.34m x 7.65m  
Large bright room with lilac carpet. French doors to rear lawn area.

**Home Cinema** 4.91m x 5.83m  
Wired for home cinema/entertainment system. French doors to rear lawn area.

**Storage Room** 1.60m x 3.73m  
Carpet. Suitable for storage or closet area.

### **Second Floor**

**Landing** 7.71m x 4.50m  
Solid oak stairs to second floor. Bright landing with feature open balcony looking onto first floor. Elevator access.

**Ready Room/Office** 3.38m x 4.41m  
Solid oak flooring. Balcony overlooking drawing room.



### Master Bedroom

9.88m x 4.10m

Bright room with cream carpet. French door facing onto decking area with spectacular views of the rear lawn, surrounding countryside and River Nore.

### En suite Bathroom

6.34m x 4.35m

Tiled from floor to ceiling. 'His & Hers' whb. Freestanding bath. Extra large shower unit over head and side power shower. Additional dormer storage space.

### Walk-in Wardrobe

5.21m x 5.22m

Sliding glass panel door leading from en-suite into large dressing room. Soft cream carpet and large fitted shelving and hanging units.

### Bedroom 5

5.20m x 4.52m

Double room with cream carpet. Large fitted wardrobes. Access to additional storage room with carpet and potentially as extra walk-in wardrobe.

### En Suite Bathroom

1.76m x 2.78m

Natural stone tiling floor to ceiling. Wall mounted electric towel rail. Whb on fitted granite counter. Bath with power shower overhead.

### *Directions:*

From Kilkenny:

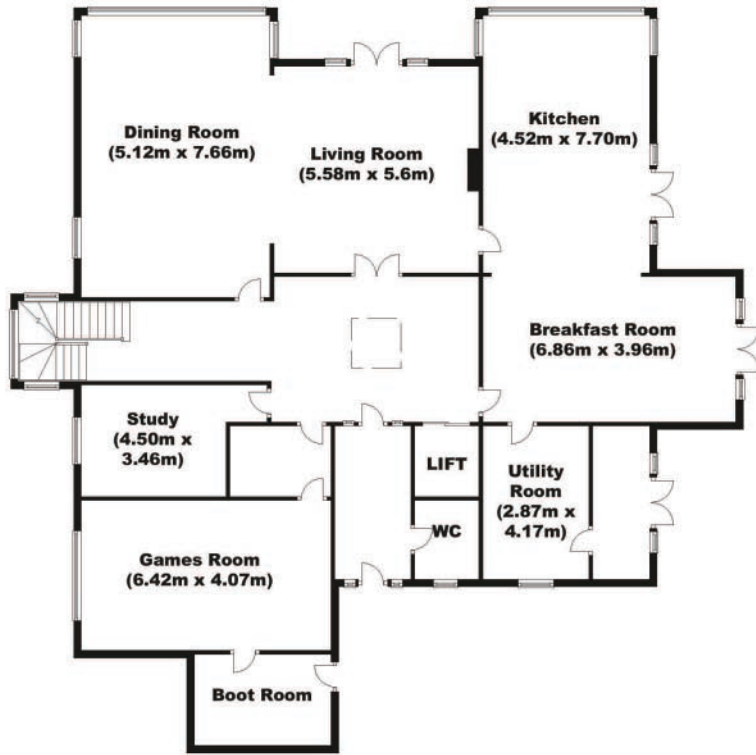
Take the Waterford Road. Continue straight through M9 Motorway turnoff towards Stoneyford. Entering Stoneyford Village Drive straight through taking second left (just before primary school). Take this road for approximately 3.5km. Mount Juliet is on the left.

From Dublin: Take the N7 Naas Road, continue approx 23km on to the M7, approx 11 km just off the M7 take the M9 signed (Waterford/Kilkenny/Carlow) continue for approx 80km on the M9 exit at junction 9 and take the N10 exit to Stoneyford.

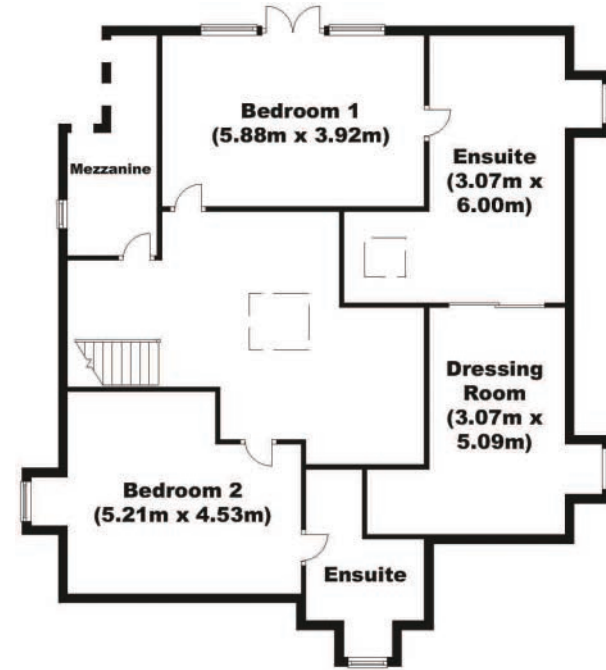
At the roundabout take the first exit onto R713 and continue approx 5km.

Take a slight left onto L4206 continue for approx 2.5km, turn left to stay on L4206 and continue for approx 200m and Mount Juliet is on the right.

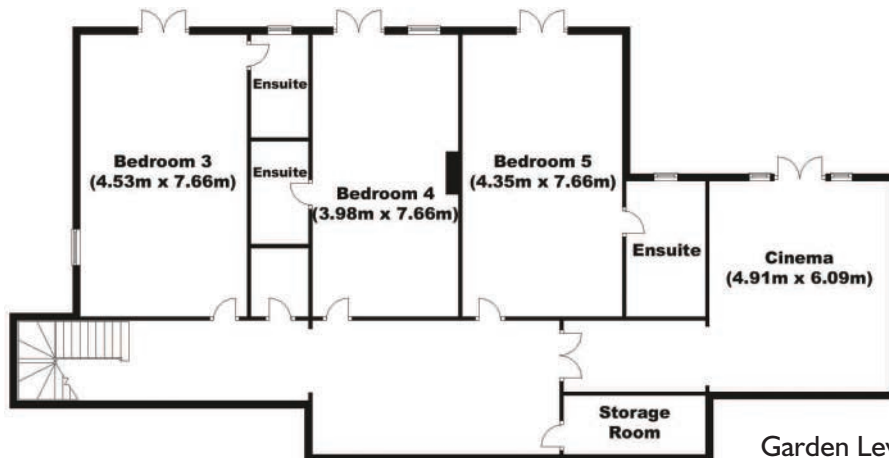




First Floor



Second Floor



Garden Level

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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