

9 FOXES COVERT, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny



Superb Detached Residence

BER C1

Magnificent four bedroom detached residence situated in an excellent position in the iconic Mount Juliet Estate, beside this world-renowned Jack Nicklaus designed Championship Golf Course.





THE PROPERTY

Superb detached bay windowed residence in magnificent world renowned Mount Juliet Estate, convenient to the clubhouse, Manor House, restaurants and riding stables and enjoying wonderful views.

The property is a distinctive detached house and extends to 524 sq.m / 5,645 sq.ft. It has a garage. The property was constructed in 2001. It has tall ceilings and is a very bright and spacious home. Good parking space. Very private and it stands on just under one acre.

The ground floor accommodation comprises an impressive entrance hall and staircase, large reception room with bay window, cloakroom with w.c., master bedroom with bay window, ensuite & wardrobes; double bedroom with ensuite; there is a self-contained suite of rooms off the hall which comprise a study, utility room, wine cellar and garage.

The wide staircase leads to the spacious open living area on the first floor which enjoys superb views; lounge, kitchen and bay windowed dining room; large bay windowed double bedroom with ensuite and walk in robes room; office/study.

On the second floor there is a snooker/games room, bathroom and bedroom.





THE MOUNT JULIET ESTATE

This property is situated on the Mount Juliet Estate, Ireland's leading country estate. Mount Juliet Estate is located approximately 20 minutes from Kilkenny, 30 minutes from Waterford and just over one hour from Dublin.

Mount Juliet Manor House is an architectural gem which pays tribute to eighteenth century craftsmanship while the Estate is steeped in history dating back to the 15th century. The Manor House is home to the Lady Helen Restaurant which has been awarded once more a prestigious Michelin star.

The Estate is a golfers' paradise with the signature Jack Nicklaus 18-hole golf course and newly developed Clubhouse. For those seeking golf tuition, The Paul McGinley Golf Academy is an advanced golf training facility which includes the Trackman golf swing analysis software, a number of driving bays which is ideal for those wishing to enhance their game.

Mount Juliet Estate offers a range of activities including an Equestrian Centre which offers basic tuition, trail riding, and cross country, an archery range, salmon and trout fishing on the River Nore which runs through the Estate, falconry demonstrations and a Health Club with a 15 metre heated swimming pool and treatment suites.

Just five minutes' walk from the Manor house, is the newly developed Hunter's Yard with its bright and spacious rooms. A tranquil hideaway adjacent to the Jack Nicklaus-designed golf course featuring the tempting menus of the recently opened restaurant, The Hound.









ACCOMMODATION SCHEDULE:

Ground Floor:

Outer Hallway: 3.28m x 2.25m

Inner Hallway: 9.13m x 4.00m

Bedroom 1: 7.00m x 4.80m

Bathroom 1: 3.30m x 1.87m

Bedroom 2: 7.00m x 4.80m

Bathroom 2: 3.30m x 1.87m

Bedroom 3: 4.75m x 3.85m

Bathroom 3: 3.30m x 1.87m

Study: 4.51m x 2.50m

Utility: 5.23m x 2.50m

Garage: 5.96m x 4.50m

First Floor:

Living Room: 5.69m x 4.73m

Dining Room: 4.50m x 4.80m

Kitchen / Family Room: 8.40m x 5.87m

Master Bedroom: 5.84m x 4.80m

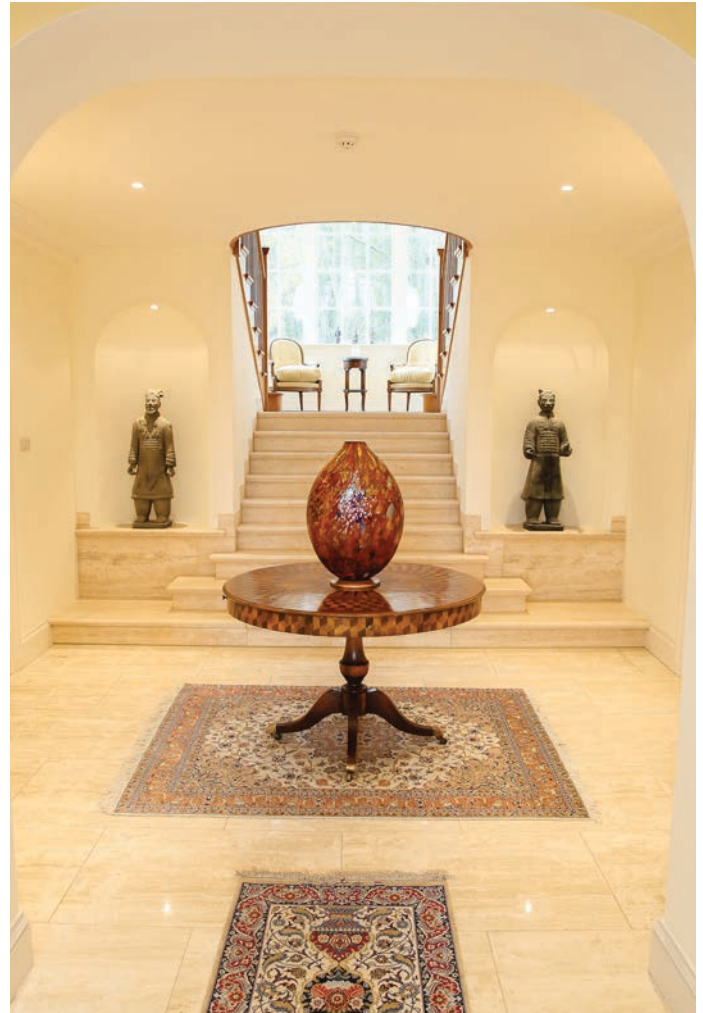
Master Dressing Room & En-Suite: 5.93m x 2.69m

Study: 3.18m x 3.06m

Second Floor:

Games Room: 6.95m x 4.10m

Guest Room: 6.95m x 3.35m



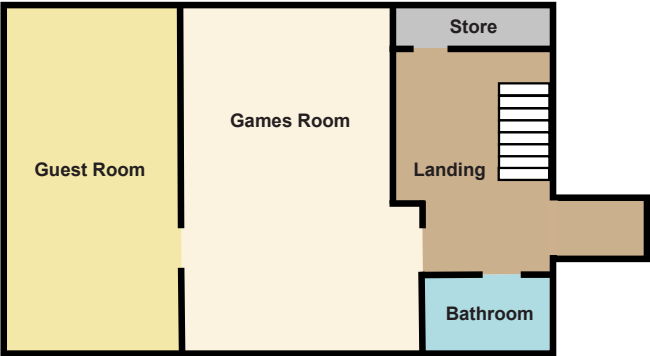
FLOOR PLANS (Not to Scale)



Ground Floor



First Floor



Second Floor



Scan for Google Maps



TERMS:
For Sale by Private Treaty

VIEWING:
Strictly by appointment

BER Details:
BER C1
BER No. 111667812
EPI: 158.69 kWh/m²/yr

HOOKE & MACDONALD

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