

18 WALTONS GROVE, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny



Impressive Four Bedroom Residence



Superb residence in the world renowned
Mount Juliet Estate



THE PROPERTY

This is a most attractive two storey semi-detached four bedroom house set in mature landscaped grounds in a small safe cul-de-sac of 22 residences within easy reach of the clubhouse and all the amenities of this iconic estate. The dormer style property has numerous distinctive design features.

The property extends to 221 sq.m (2,379 sq.ft) and comprises on the ground floor an entrance hallway, cloakroom with w.c. & w.h.b., a very large double height livingroom with a timber floor, timber ceiling, fireplace encased in brick and mounted on a feature stone base, French doors to patio and large full height feature windows with a sunny aspect; diningroom with French doors to barbeque area; fitted kitchen / breakfast room with tiled floor and utility room off it; double bedroom with en-suite and dressing room.

On the first floor there is a double bedroom with built-in wardrobes and en-suite; another double bedroom with built-in wardrobes; bathroom; fourth bedroom.

The driveway provides parking for 3/4 cars. There is external decking and barbeque area, also a buggy store at the front. There is a gas boiler (LPG). The property is very private and benefits from a very sunny aspect.

THE MOUNT JULIET ESTATE

This property is situated on the Mount Juliet Estate, which is one of the country's finest golf resorts, incorporating a 4 star hotel with a Michelin Star Restaurant, an 18-hole Jack Nicklaus designed Championship Golf Course and Clubhouse, Leisure Centre, spa, bars, restaurants. The Mount Juliet Estate is located approximately 1.5 km. northwest of the N9 Dublin-Waterford Road and 2 km. from Thomastown mainline train station. The property is located approximately 3 km. west of Thomastown, 16 km. south east of Kilkenny City, 48 km. north of Waterford City and 120 km. south west of Dublin.

Mount Juliet - Renowned Estate. When you pass through the gates of Mount Juliet you are in a different world. Mount Juliet 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 is 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.



The Clubhouse, created from the estate's hunting stables, retains the architectural appeal of the original courtyard. There is a superb Spa and Leisure Centre. Kendal's restaurant has a fine reputation for its contemporary Irish cuisine.

Close to the Club House, the Equestrian Centre stables horses and ponies which are available for basic and advanced tuition and show jumping. Mount Juliet provides an exhilarating equestrian experience. In a country famous for the quality of its angling, it is still rare for visitors to achieve the combination of delights found along the banks and in the clear waters of the rivers that meander through Mount Juliet.

Atlantic Salmon and brown trout angling guarantee an exhilarating experience. There are other activities such as archery, clay pigeon shooting, tennis, croquet, cycling and walking trails.

Mount Juliet is Ireland's leading country estate and evokes a world of timeless grace, supported by the finest amenities, facilities, services and hospitality for the pure enjoyment of its residents and guests. Mount Juliet is renowned for its warm, family-friendly and hospitable environment. The range and quality of services, from its magnificent hotel and restaurants, including the Michelin starred Lady Helen restaurant, to its world renowned Jack Nicklaus Signature Golf Course and other extensive leisure facilities, provide Mount Juliet with an unrivalled residential offering.

The 7,300-yard course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes on the Mount Juliet Championship Golf Course include the stunning par 3, 3rd hole over water, the par 5, 10th hole with its tantalising fairway cantered copse of trees, and the testing par 4 index 1, 13th hole over water.

The par 72 course has rolling fairways, a variety of water hazards and features and superbly contoured greens, all expertly blended into the spectacular woodland setting of this magnificent Estate.

Three Irish Open tournaments have been held at Mount Juliet as well as two American Express World Golf Championships won by Ernie Els and Tiger Woods respectively, in 2002, the first time it was ever held outside the U.S.A., and again in 2004.

In a country famous for angling, it is still rare for visitors to achieve the combination of delights found along the banks and in the clear waters of the River Nore that borders Mount Juliet. Atlantic salmon and brown trout angling guarantee an exhilarating experience whilst coarse fishing is available in a trio of well-stocked lakes. Other activities available on the Estate include an array of walking and jogging trails, cycling, croquet, tennis and archery.



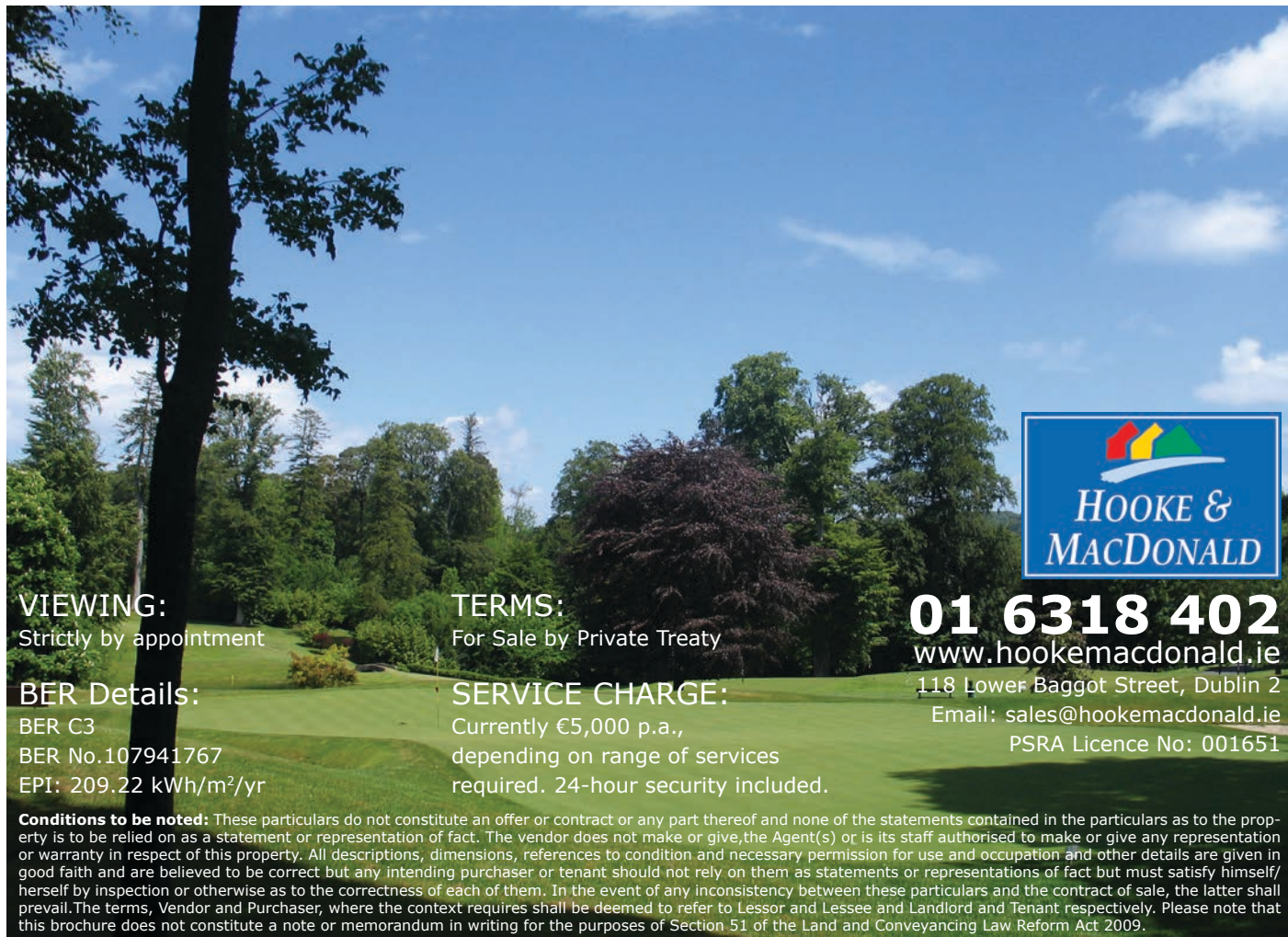
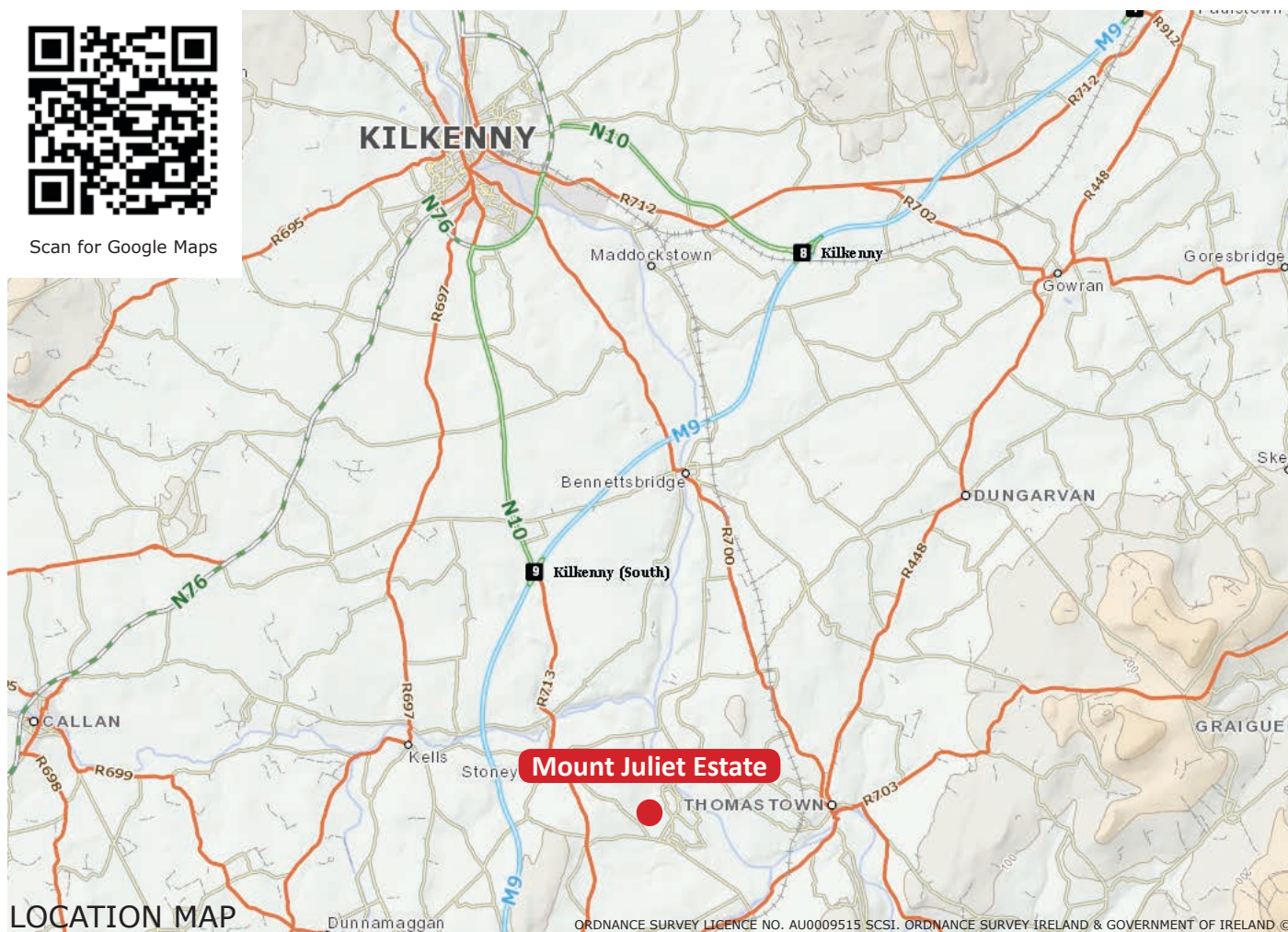








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HOOKE & MACDONALD

VIEWING:
Strictly by appointment

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BER No.107941767
EPI: 209.22 kWh/m²/yr

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SERVICE CHARGE:
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depending on range of services
required. 24-hour security included.

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