

6 WALTONS GROVE, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny



Superb Four-Bedroom Residence

BER C1

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





THE PROPERTY

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.

No. 6 Walton's Grove is a spacious luxury four-bedroom two-storey residence of approx. 217 sq.m (2,336 sq.ft). Set in a very good position in this exclusive private cul-de-sac, it enjoys a very sunny orientation. Located in a peaceful enclave adjacent to the 12th Fairway of Mount Juliet's Championship Golf Course.

The estate formerly owned by the McCalmont Family is set on the banks of the River Nore with stunning parklands, paddocks and woodlands. Walton's Grove is a secluded development on the estate within easy walking distance of all amenities which Mount Juliet has to offer. With maintained garden, No. 6 has ample parking to the front and a south facing patio area and garden to the rear.

Services:

- Luxury living on a premium country estate
- 24/7 security
- Spacious accommodation in a mature woodland setting
- Architect designed house with natural slate roof
- Highest standard fittings throughout
- Full management and maintenance services
- Full alarm system fitted
- Full planning permission for additional living room off the kitchen
- Access to Mount Juliet first class facilities including leisure centre, swimming pool, health spa, golf, equestrian, tennis, fishing, walking trails and several bars and restaurants



THE MOUNT JULIET ESTATE

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.

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 MOUNT JULIET ESTATE

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.

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 and archery.

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. Just five minutes' walk from the Manor house, is the newly developed Hunter's Yard featuring the tempting menus of the recently opened restaurant, The Hound.



ACCOMMODATION SCHEDULE:

Entrance Hallway: 4.76m x 2.12m

Double entrance doors lead into the hallway with solid oak floors.

Living / Dining Room:

9.67m x 6.29m / 3.36m x 2.66m

Bright and spacious split-level living and dining area with vaulted double height ceiling. The dining area has solid oak flooring and double door to patio and arched entrance to kitchen. The living area is carpeted and features a natural stone fireplace with large wood burning stove. This area has another set of patio doors leading to the garden.

Kitchen: 4.67m x 4.0m

With tiled floor, built in units, Neff appliances and an Island with ample seating, the kitchen leads to the patio and has full planning permission for an additional living area.

Guest Bathroom: 2.18m x 1.08m

Off hallway with tiled floor, WHB and WC.

Utility: 2.67m x 2.16m

With tiled floor, sink unit, washing and drying machines, the utility houses the gas boiler and emersion. An external door leads to the golf buggy bay / storage area.

Bedroom 2 / Guest Suite: 4.9m x 3.9m

With walk in wardrobe and en-suite bathroom (2.7m x 2.06m).

Bedroom 3: 4.20m x 3.26m

With two door fitted wardrobe and picture window along and ensuite bathroom (2.56m x 2.05m).

Master Suite: 4.9m x 4.15m

With two picture windows and ensuite bathroom featuring WHB, WC, Bath, Bidet and seated picture window (2.81 x 2.7m).

Bedroom 4 (Study): 2.72m x 2.0m

Currently configured as a study / walk in wardrobe.











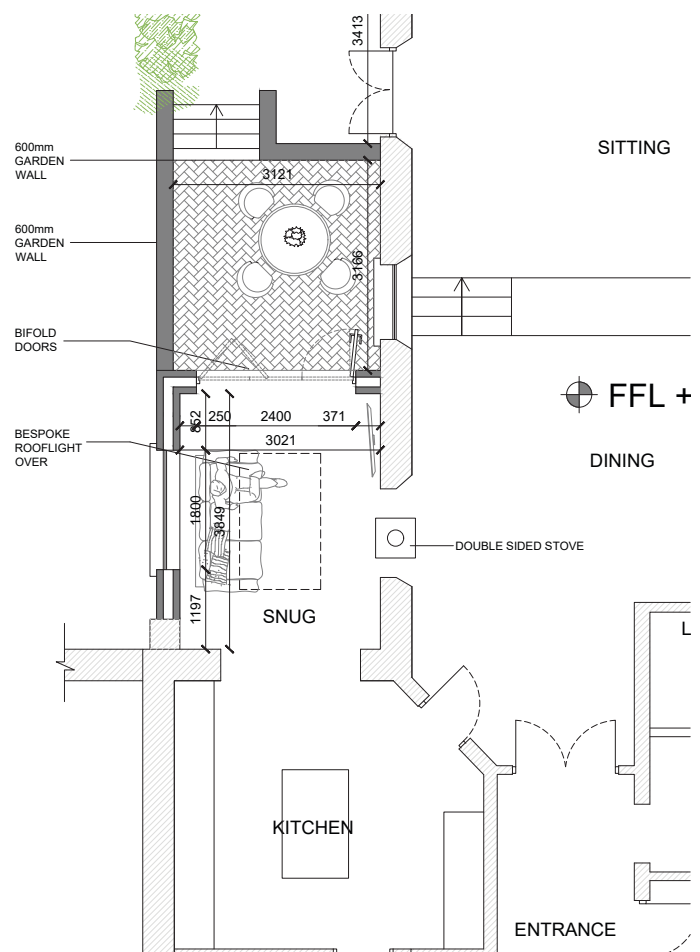




PLANNING PERMISSION

No. 6 Walton’s Grove also has the benefit of full planning permission for an extension to the rear of the property, creating a cosy snug between the kitchen and dining room.

Planning permission, Reg. Ref. 17/424, was granted 18th September 2017.





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TERMS:
For Sale by Private Treaty

VIEWING:
Strictly by appointment

BER Details:
BER C1
BER No. 105040786
EPI: 173.8 kWh/m²/yr

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