



MOUNT JULIET
ESTATE

THE
WALLED GARDEN HOUSES



a LIFE less ORDINARY

*Elegant 4 & 5 Bedroom Houses at
The Walled Garden offer a rare opportunity
to make yourself at home in the distinguished
and friendly setting of Mount Juliet Estate.*

Welcome to the Walled Garden

www.WalledGardenHouses.com



THE
WALLED GARDEN HOUSES

EXQUISITE *homes of* DISTINCTION



MOUNT JULIET
ESTATE

BER B1 B2



MOUNT JULIET ESTATE

The definitive country estate.





Steeped in heritage, Mount Juliet is Ireland's leading country estate and evokes a world of timeless grace, supported by the finest amenities, facilities, services and hospitality.

Famed for its warm, family-friendly and hospitable environment, Mount Juliet offers an exemplary array of attractions.

The Estate's magnificent hotel and restaurants, including the Michelin starred Lady Helen restaurant, the world renowned Jack Nicklaus Signature Golf Course, and a host of premium leisure amenities and facilities offer an unrivalled residential experience in the quintessential country estate that is quite simply dedicated to the enjoyment of its residents and guests.



BUILT *for* APPRECIATION

At Mount Juliet the Walled Garden Houses enjoy an idyllic setting between the Hunter's Yard and Mount Juliet Manor House, where they overlook the 10th fairway of the Estate's Jack Nicklaus Signature Golf Course.



Nestled amid a splendid canopy of spectacular mature trees, residents of The Walled Garden are perfectly positioned to enjoy Mount Juliet living at its very finest. The Lady Helen and Kendals restaurants, the President's Bar, the Jack Nicklaus

Signature Golf Course, Spa, Gym and Leisure Centre, Equestrian Centre, archery, falconry, fishing and hundreds of acres of luscious parkland offer peerless enjoyment to residents and guests alike.



THE QUINTESSENTIAL MANOR



A most perfect embodiment of the Georgian manor built in 1757, Mount Juliet Manor House, named by the Earl of Carrick after his wife Juliana, overlooks the surrounding lands and the majestic River Nore as it meanders through the mystical countryside of County Kilkenny.

Unmistakable period opulence is present in each reception room of Mount Juliet Manor House. The paneled walls of the Tetrarch Bar recall the Estate's glorious equestrian past. The relaxed decor of the Major's Room and the Morning Room is enhanced by a fascinating collection of antiques, paintings and china.

A stunning classical Dining Room houses The Lady Helen restaurant and its Michelin star – The Lady Helen enjoys commanding panoramic views over Mount Juliet, the beautiful River Nore and Ballylinch Stud beyond.

While the Manor House is the jewel in the crown of Mount Juliet, the Hunter's Yard is the vibrant hub of the Estate. It is home to a superb Spa and Leisure Centre, President's Bar and Kendals Restaurant.

Summer 2016 will witness the unveiling of a stunning new Club House at Mount Juliet, which will be linked with the Hunter's Yard via a wrap around terrace and glazed pergola overlooking the Golf Course. 2016 will also see the opening of the Estate's new Paul McGinley Golf Academy (including four new Academy holes adjacent to the River Nore and a redesigned driving range and practice facilities) and the refurbishment and upgrading of the food and beverage areas within the Hunter's Yard. Work on the new bedroom accommodation proposed for the Hunter's Yard is also due to commence in 2016.



WORLD-RENOWNED

*The Jack Nicklaus designed Mount Juliet Championship Golf Course is world-renowned and is universally popular with golfers of all standards. Walled Garden House owners will benefit from Golf Club membership.**

* Subject to the payment of the applicable dues



The 7,300-yard Championship Golf Course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes at Mount Juliet include the stunning par 3, 3rd hole over water; the par 5, 10th hole with its tantalising fairway-centered 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.



PRICELESS TIMES

The Estate is home to a superb Equestrian Centre offering basic and advanced tuition and show jumping in two arenas while riding trails are located throughout the Estate. Mount Juliet Equestrian Centre has just opened a new cross-country course within a short hack of the Estate.





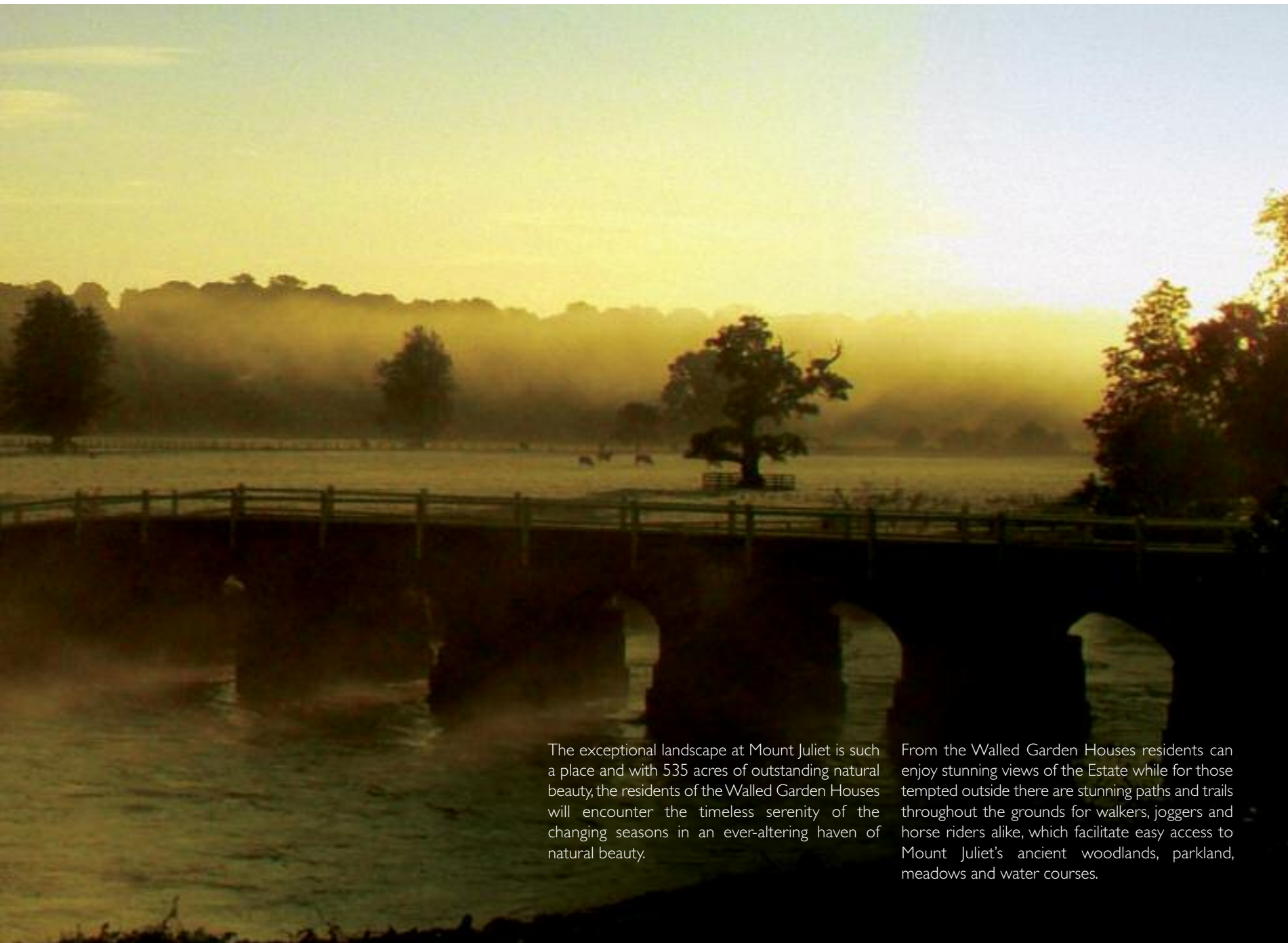
In a country famous for the quality of its angling, it is still rare for visitors to achieve the combination of delights found along the banks and in the clear waters of the River Nore at Mount Juliet. Atlantic salmon and brown trout guarantee an exhilarating angling experience whilst coarse fishing 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. The courtyard setting of the Hunter's Yard retains the charm of a bygone era and is home to a superb Spa and Leisure Centre, President's Bar and the relaxing Kendals Restaurant.



EVOKING *the* MAGICAL

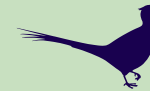
*There are few places that can evoke memories we've never had,
a stirring of the soul, where time stands still and at once we are
filled with the spirit of other ages.*



The exceptional landscape at Mount Juliet is such a place and with 535 acres of outstanding natural beauty, the residents of the Walled Garden Houses will encounter the timeless serenity of the changing seasons in an ever-altering haven of natural beauty.

From the Walled Garden Houses residents can enjoy stunning views of the Estate while for those tempted outside there are stunning paths and trails throughout the grounds for walkers, joggers and horse riders alike, which facilitate easy access to Mount Juliet's ancient woodlands, parkland, meadows and water courses.





MOUNT JULIET
ESTATE

THE WALLED GARDEN HOUSES

Classic design – idyllic living

Combining quality and craftsmanship with the advantages of modern building technologies, the Walled Garden Houses offer a special opportunity to live the quintessential country estate life with the benefits and convenience of a new home combining classical elegance, masterful architecture and luxurious specification to offer owners an ideal family home or an exquisite getaway.

BER B1 B2



REDEFINING ELEGANCE

We can never legislate for style, nor define personal taste. But there is a consensus, an agreement of the age – or the ages – in which we bring together elements of excellence, and from them form a harmony. This is the ideal that the Walled Garden Houses reach for.

In keeping with classical exteriors, the Walled Garden Houses boast high ceilings, large windows and generous layouts to offer an elegant and spacious environment that is ideal for both family life and entertaining.

In order to maximise the light and views, the living space is located upstairs where the morning sun floods an open-plan kitchen, dining and living space that overlooks the elegant internal courtyard on one side while at the other a large

lounge overlooks the Championship Golf Course and enjoys the evening sun as it shines through the mature trees that bound the Walled Garden.

Large glass sliding doors link both the spaces upstairs and a generous ridge rooflight channels light from above into the heart of the house to create a remarkable living environment that opens to balconies on both sides so that residents can enjoy the spectacular outdoors from inside the house.







BEAUTIFULLY CRAFTED

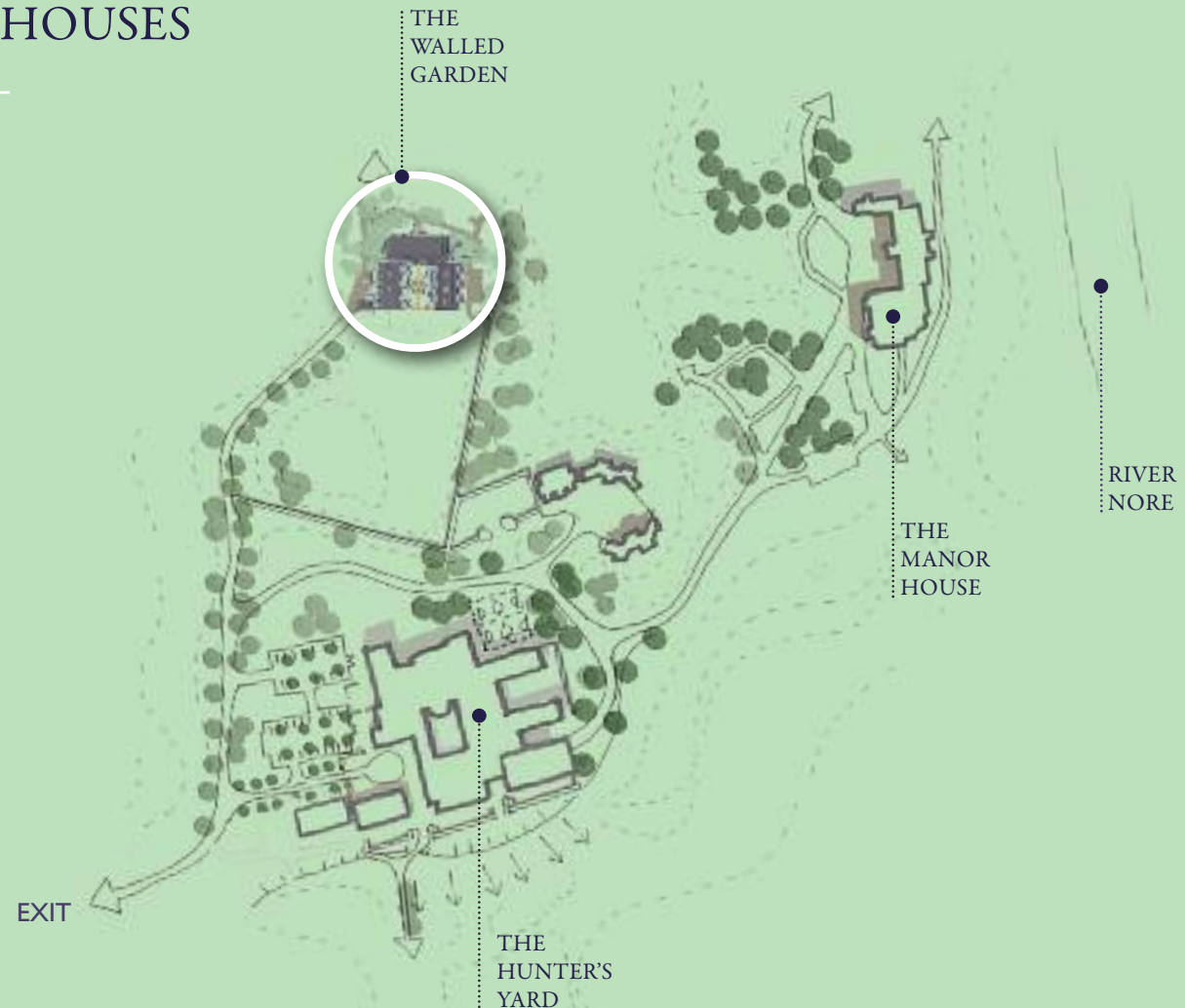
The over-riding elegance and sheer beauty of the Walled Garden Houses is achieved through classical proportioning and clean contemporary lines while natural materials and carefully selected fabrics and finishes exude warmth and colour that is enhanced with swathes of natural light that bring the components together to deliver a stage for luxuriously comfortable living.

With the living spaces located upstairs, the ground level provides four large double bedrooms so that residents can enjoy generous private spaces, elegant storage solutions and exquisite ensembles, offering luxury and privacy entirely separate from the living spaces above. Fixtures, fittings and finishes are of an impeccable standard, as one would expect at Mount Juliet Estate. See the Specification to follow for more detail.

In the Walled Garden Houses the hand of the craftsman is everywhere - in the joinery of the feature staircase, the contemporary kitchen cabinets, the polished marble work surfaces, the hardwood and porcelain tiled floors, the refined detail of the windows and doors, the moulded architraves and high ceilings with perfect coving. Quite simply, the Walled Garden Houses offer quality uncompromised.

THE WALLED GARDEN HOUSES

SITE PLAN



The redevelopment of the Hunter's Yard, which will commence in 2016, will create a new hotel reception, provide additional bedrooms, see the refurbishment of the President's Bar / Spike Bar, Kendals Restaurant as well as the Spa and Leisure facilities, provide a small number of high quality meeting rooms and enhance the overall resort experience at Mount Juliet.



10th Fairway

Nº 3

Nº 2

Nº 1

COTTAGE

The Hunter's Yard
The Manor House
EXIT

Greenhouse



THE WALLED GARDEN HOUSES

FLOOR PLANS



BER B2

INTERNAL AREA
TERRACE / BALCONY AREA

3,843 sq.ft
409 sq.ft

357 Sq.m
38 Sq.m

KITCHEN / FAMILY ROOM
LIVING / DINING ROOM
CONSERVATORY
COTTAGE LOUNGE

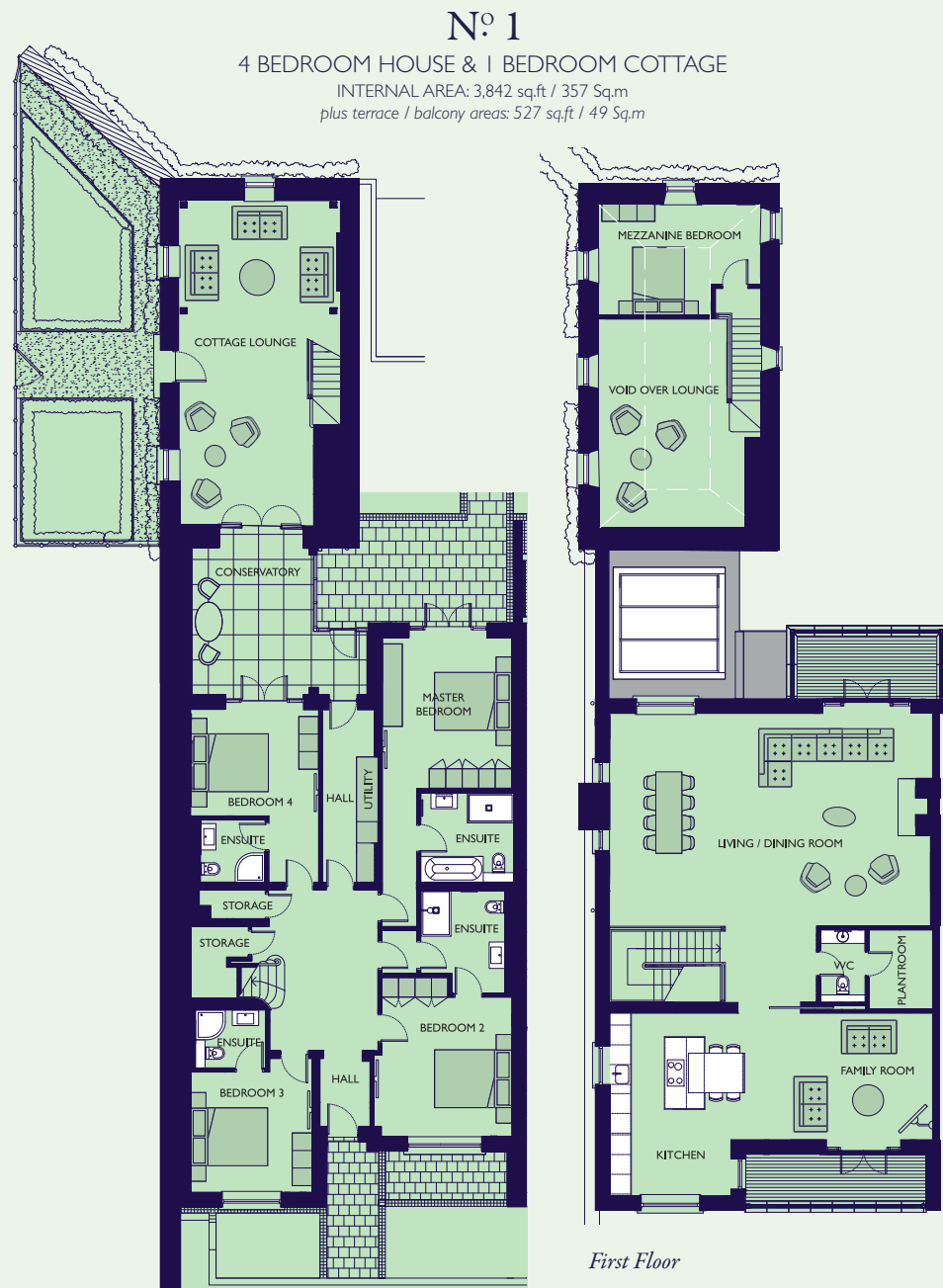
28'5" x 18'6"
28'5" x 20'1"
14'7" x 12'5"
32'2" x 15'9"

9.7m x 5.7m
9.7m x 6.4m
4.5m x 3.8m
9.8m x 4.8m

MASTER BEDROOM
BEDROOM 2
BEDROOM 3
BEDROOM 4
COTTAGE MEZZANINE BEDROOM

14'7" x 12'7"
15'7" x 13'5"
13'1" x 11'8"
10'5" x 12'5"
15'9" x 10'8"

4.5m x 3.9m
4.8 m x 4.1m
4.0m x 3.6m
3.2m x 3.8m
4.8m x 3.3m



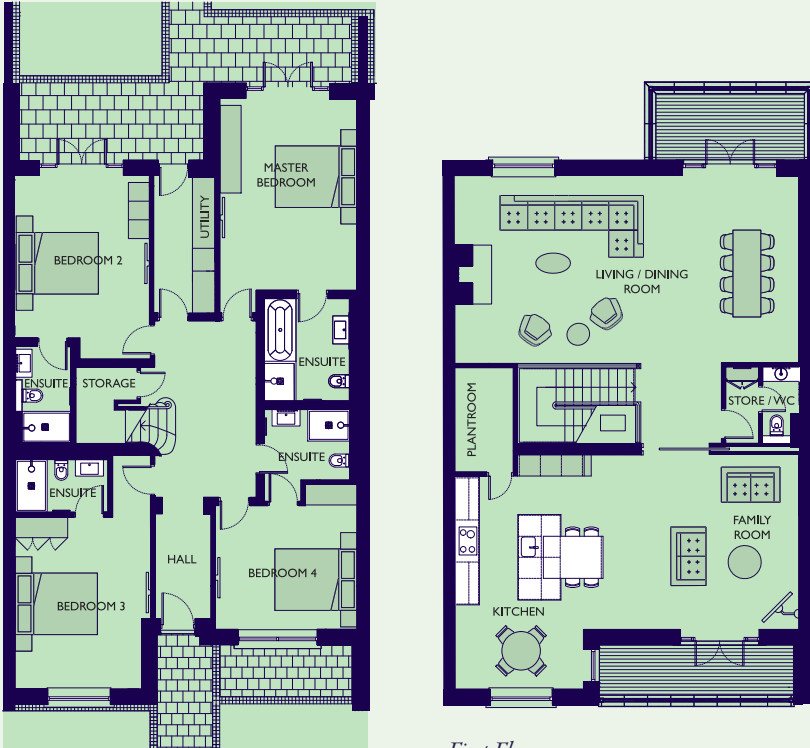
Ground Floor

First Floor

Nº 2

4 BEDROOM HOUSE

INTERNAL AREA: 2,981 sq.ft / 277 Sq.m
plus terrace / balcony areas: 527 sq.ft / 49 Sq.m



First Floor

Ground Floor

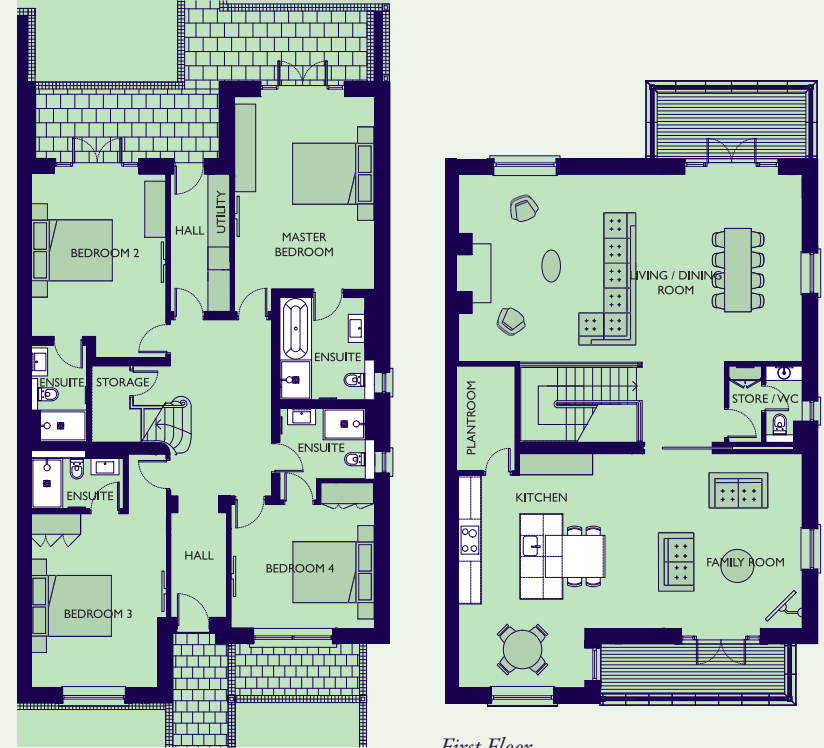
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INTERNAL AREA	2,448 sq.ft	227.5 Sq.m
TERRACE / BALCONY AREA	527 sq.ft	49 Sq.m
KITCHEN / FAMILY ROOM	32'1" x 21'2"	9.8m x 6.5m
LIVING / DINING ROOM	32'1" x 19'6"	9.8m x 6.0m
MASTER BEDROOM	17'6" x 13'1"	5.4m x 4.0m
BEDROOM 2	17'6" x 12'4"	5.4m x 3.8m
BEDROOM 3	21'6" x 11'8"	6.6m x 3.6m
BEDROOM 4	13'5" x 13'1"	4.1m x 4.0m

Nº 3

4 BEDROOM HOUSE

INTERNAL AREA: 2,981 sq.ft / 277 Sq.m
plus terrace / balcony areas: 474 sq.ft / 44 Sq.m



First Floor

Ground Floor

BER B2

INTERNAL AREA	2,448 sq.ft	227.5 Sq.m
TERRACE / BALCONY AREA	474 sq.ft	44 Sq.m
KITCHEN / FAMILY ROOM	32'1" x 21'2"	9.8m x 6.5m
LIVING / DINING ROOM	32'1" x 19'6"	9.8m x 6.0m
MASTER BEDROOM	17'6" x 13'1"	5.4m x 4.0m
BEDROOM 2	17'6" x 12'4"	5.4m x 3.8m
BEDROOM 3	21'6" x 11'8"	6.6m x 3.6m
BEDROOM 4	13'5" x 13'1"	4.1m x 4.0m

SPECIFICATION

KITCHEN

German made Nobilia Kitchens in silk matt satin grey and complimented with accent slate grey feature white siltstone quartz work top with a shark-nose edge and splashbacks. kitchen units feature many innovative features and useful storage concepts including: counter mounted induction hob, silent cushioned pull-out drawers and internal larder pull-out drawers, integrated bin system, hardwood oak cutlery insert and peg board for ergonomic storage, non-slip mats provide a stable base for stored items and LED emotion under cabinet lighting that can be controlled remotely.

A separate tall cabinet unit provides pantry standard storage and features high quality integrated appliances by Siemens, including: refrigerator, freezer, oven and microwave / oven.

A specially designed island unit at the heart of the kitchen forms a casual gathering space with adjoining solid oak breakfast bar.

A Siemens dishwasher is located in the Island unit that provides an expansive work surface around the Franke under-slung double bowl sink with single lever mixer tap.

PLANT ROOM

The plant room houses a water tank, boiler, heating system controls, solar panel controls and incorporates a floor drain for leak protection.

UTILITY

Located in the hall of the ground floor is a large Komandor cabinet with sliding doors with provision for a washing machine and tumble dryer plus additional storage.

WARDROBES

Mirror finish bespoke sliding wardrobes are manufactured by Komander and deliver generous hanging and shelved storage solutions, a buffer strip details to ensure smooth movement and glazing strips help to keep wardrobes dust free.

BATHROOMS & ENSUITES

Exemplary bathrooms and ensembles are designed around clean contemporary lines and offer exquisite quality throughout. German made ceramic suites by Duravit are of the very highest standard and include wall mounted toilets and sinks with walnut storage unit. Baths are by Carron, illuminated mirrors by HIB and shower enclosures by Merlyn with Grohe fittings.

FLOORING & TILING

The kitchen and hallway floor tile is a 15mm Nuvolato Turkish Grey Marble while the hardwood floor area is Valley Oak White with a natural oiled finish with Osmo Hardwax milled in The Netherlands.

Bathroom and ensuite tiling is of the highest quality with Wallstone Pearla Vision Red Body wall tile and Silex Grafito Red Body floor tile in ensembles 2, 3 and 4 and in the first floor bathroom. The ground floor bathroom and other ensuite walls are finished in Factory Light Grey Wall Red Body and Factory Gris Décor Red Body with Factory Dark Grey Floor Red Body tiles.

STAIRCASE

Open spindle staircase with hardwood rail is finished with a half landing, timber wall panelling and scroll detail to form a dramatic centrepiece. The elegant stairwell is flooded with natural light from the large ridge skylight high above.

ELECTRICAL

Generous light and power points throughout. LED lighting delivers energy efficient lighting. Brushed metal switches and sockets throughout. TV points in all bedrooms and living areas. Infrastructure installed for Wi-Fi, telephone and data.

HEATING

Houses are heated by stylish Zender radiators powered by a high efficiency gas boiler supplied by metered LPG supply from an central Storage cylinder. The heating system is controlled by a "Heatmiser Neo" providing separate zones for ground and first floor with a third zone controlling the hot water supply. The system can be remotely programmed or activated by Wi-Fi connection to an App on a mobile phone or tablet.

HOT WATER

The Central Hot Water system has two forms of energy. The primary source being Solar Panels, the secondary being the Gas Fired Boiler unit. The Roof Mounted Solar Panels are the first source for hot water generation linked to the domestic hot water cylinder located in the plant room.

When the heat output via the Solar panels system is not sufficient, the hot water system is fed from the gas boiler as automatic back-up.

COLD WATER

Mains water to house serves the kitchen and cold water storage tank. The mains supply is provided with water softener to minimise lime scale formation. Cold water is provided from a central storage tank located within the plant room. Both the hot and cold water systems are pressurised to provide adequate supply and pressure to the four en suite bathrooms.

VENTILATION SYSTEM

Local mechanical extract ventilation is provided to ensuite bathrooms and first floor toilet. Kitchen ventilation is provided by extractor hood and is fitted with a Carbon Filter.

INTERNAL FINISHES

Walls and ceilings are painted throughout. High quality Shaker style doors are finished in satin white and fitted with chrome finish contemporary lever handles.

EXTERNAL DOORS & WINDOWS

In keeping with the classical style the triple glazed hardwood windows and external doors are in the Heritage Style.

BALCONIES

Large french doors lead to balconies from both lounge and dining areas. Balcony floors are decked whilst balustrades are finished in white with hardwood handrail and outdoor lighting.

EXTERNAL FINISHES

Low maintenance K-Rend through colour silicone render system. Stone finish cills and surrounds to courtyard elevations. Velux VMS ridgetlight to stair rooflights. Natural Cupa roofslates. High level of hard and soft landscaping to all areas.

INSULATION

High levels of insulation throughout with Xtratherm cavity wall insulation system to external walls.



SECURITY

Full Intruder alarm system installed. Fire alarm system installed to LD 2 Fire Alarm System. Intercom units installed. Mobile security is also provided on the Estate.

Note: The original house design was undertaken by CCH Architects.





Professional Team

Promoter
Mount Juliet Estate

Architects
Burke-Kennedy Doyle

Structural Engineers
Punch Consulting Engineers

Fire Consultant
Maurice Johnson + Partners

Mechanical & Electrical
Varming Consulting Engineers

Interior Design
MCA Architects

Lighting Consultant
Varming Consulting Engineers

Design Consultant
Archimedium

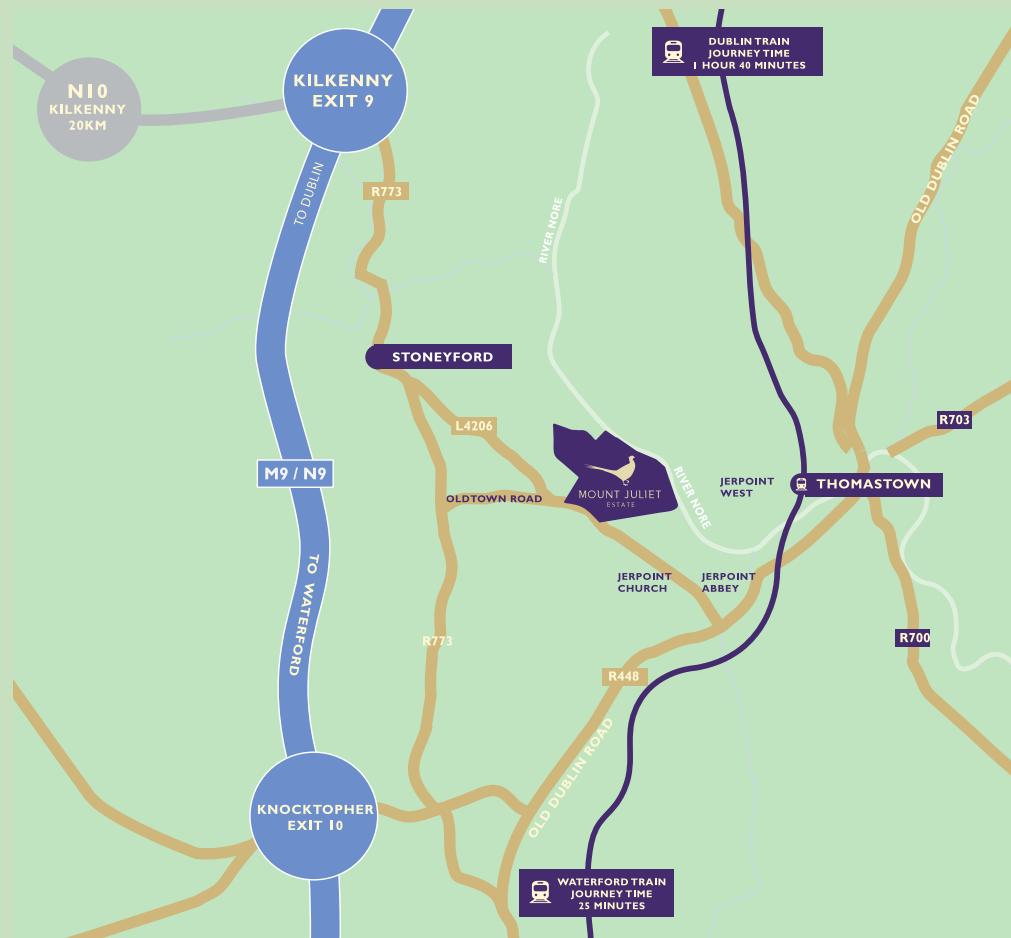
Solicitor
Eversheds

Joint Agent
**Hooke & MacDonald
Palmer Auctioneers**



Travel time to Mount Juliet Estate

Dublin Airport – 1 hour, 30 minutes
 Dublin city centre – 1 hour, 40 minutes
 Kilkenny – 20 minutes
 Shannon Airport – 2 hours, 20 minutes



FOR ENQUIRIES & VIEWING CONTACT JOINT AGENTS

PSRA No: 001651



118 Lower Baggot Street, Dublin 2.
 01 6318402
info@walledgardenhouses.com

PSRA No: 001713



2/3 Colbeck Street, Waterford.
 051 872061
info@walledgardenhouses.com



MOUNT JULIET
 ESTATE

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