

# No. 1 The Gallops



## Mount Juliet Estate

Thomastown  
Co. Kilkenny

# 1 THE GALLOPS, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 N6K2



## Large Four Bedroom Residence



Large four bedroom two storey bay windowed residence of considerable character perfectly situated overlooking the 1<sup>st</sup> & 16<sup>th</sup> fairways and green of the Jack Nicklaus designed golf course and close to the new Clubhouse, Hunters Yard and all the amenities of this iconic Estate







## SUPERB PROPERTY

This is a large modern four bedroom two storey bay windowed end residence of considerable character perfectly situated overlooking the 1<sup>st</sup> & 16<sup>th</sup> fairways and green of the Jack Nicklaus designed golf course and close to the new Clubhouse, Hunters Yard and all the amenities of this iconic Estate.

No. 1 The Gallops extends to 3,067 sq.ft (285 sq.m) and 290 sq.ft of sun balconies.

It has outstanding living and bedroom accommodation and incorporates numerous attractive design features. It has four double bedrooms with ensuites.

### Ground Floor:

- Bedroom 1 with ensuite
- Bedroom 2 with ensuite
- Bedroom 3 with ensuite
- Bedroom 4 with ensuite
- Hot press
- Store under stairs
- Utility Room

### First Floor:

- Extensive living Room area – open plan living room, additional living/family room area
- Study
- Diningroom
- Large kitchen cum breakfast area
- Ladder to attic

### Features include:

- Bay windowed elevation
- Gracious hallway
- 4 double bedrooms all with stylish ensuites
- Classic built-in wardrobes
- Extensive livingroom and study
- Elegant diningroom
- Fully fitted spacious kitchen
- Breakfast area
- Large sun balconies front and back
- Superb views over 1<sup>st</sup> & 16<sup>th</sup> fairways and green
- Very bright house
- Gas fired radiator central heating
- Close to Clubhouse, restaurants and leisure centre
- Championship golf, fishing, horseriding, tennis, leisure centre and spa, falconry
- Award winning Michelin Star Lady Helen restaurant





## THE MOUNT JULIET ESTATE

This property is situated in a commanding position directly beside and overlooking the 16th fairway and green and also the 1st Fairway on the world-famous Mount Juliet Estate, Ireland's leading country estate, which 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 a succession of prestigious Michelin stars. The hotel has been voted the AA Irish Hotel of the Year 2020.

The Estate is a golfers' paradise with the world renowned Jack Nicklaus Signature 18-hole golf course and newly developed Clubhouse. Many of the world's top golf events have been held at Mount Juliet over recent decades.

The Estate offers a range of activities including an Equestrian Centre which offers 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, a tranquil hideaway adjacent to the golf course and featuring The Hound restaurant. Beside it is the new Clubhouse containing the golf shop and Jack's Bar.















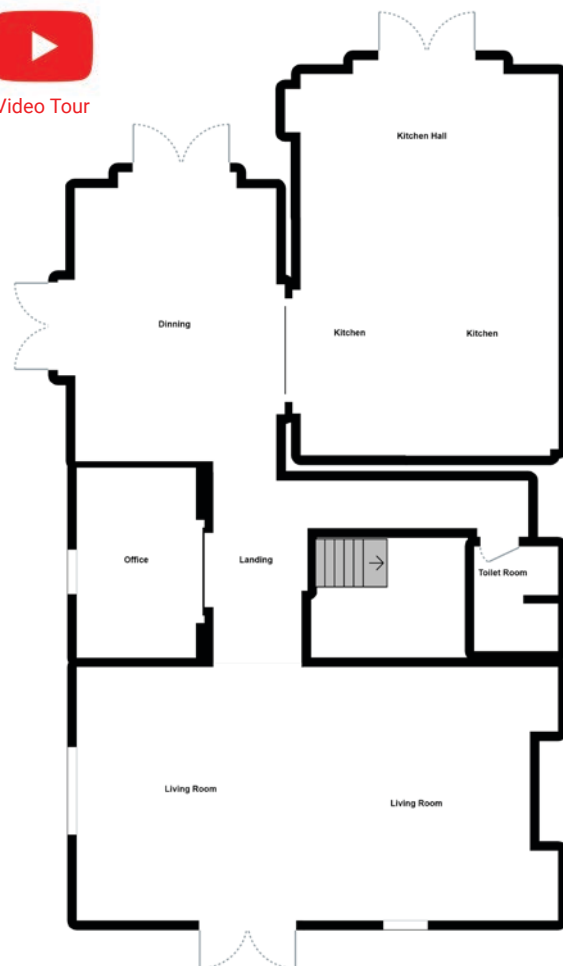








Ground Floor Plan

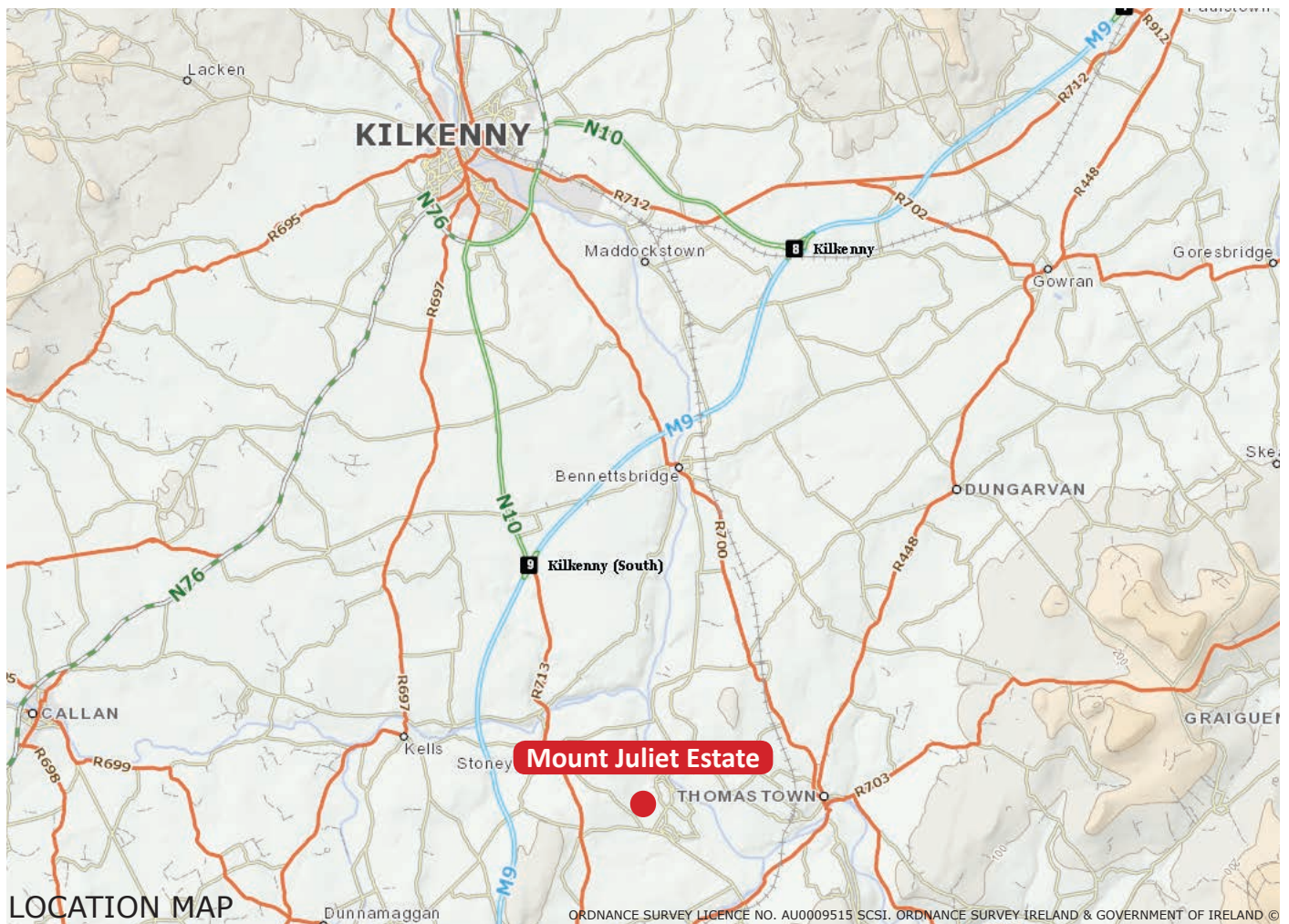


First Floor Plan









**Hooke &  
MacDonald**

**VIEWING:**

Strictly by appointment

**TERMS:**

For Sale by Private Treaty

**BER Details:**

BER B3

BER No. 114694144

EPI: 148.77 kWh/m<sup>2</sup>/yr

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