

No. 4 The Glen

Mount Juliet Estate

Thomastown

Co. Kilkenny



Hooke &
MacDonal

4 THE GLEN, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 DY63



Impressive Detached Residence

BER C2

Superb detached 4 bedroom residence situated in an excellent position in the iconic Mount Juliet Estate, overlooking the 4th fairway of the world-renowned Jack Nicklaus designed Championship Golf Course





THE PROPERTY

Impressive well-designed detached four bedroom two storey residence on excellent site in the world-renowned Mount Juliet Estate and enjoying fine views over the Estate, the golf course and adjoining countryside. It is very bright throughout with large picture windows. It has 4 double bedrooms with 3 ensembles.

The Glen is located in a private cul-de-sac off Foxes Covert and is comprised of just four large detached houses on their own grounds.

No. 4 The Glen was designed by award winning CCH Architects and is a large detached two storey residence with excellent living and bedroom accommodation. It has a floor area of 3,605 sq.ft / 335 sq.m. It contains numerous interesting design features.

The ground floor comprises a spacious double height entrance hall, a very large dining area leading onto a superb double height livingroom, an extensive fully fitted kitchen, breakfast area and separate lounge area in the bay window, a large utility room, a double bedroom with dressing room

and ensuite. There is a cloakroom with w.c. and w.h.b and a hot press.

The first floor contains the very large primary bedroom with ensuite and spacious walk-in dressingroom, It has a balcony which enjoys fine views over the 4th fairway of the golf course. There is another double bedroom with walk-in dressing area with wardrobes and ensuite off it. The fourth bedroom is currently used as a study.

There is parking for several cars. There is gas fired central heating. There is a large barbeque area.













MOUNT JULIET ESTATE

This property is situated in an elevated position on the Mount Juliet Estate, which is one of the world's finest golf resorts, incorporating a 5 star hotel with a Michelin Star Restaurant, an 18-hole Jack Nicklaus designed Championship Golf Course and Clubhouse, Equestrian Centre, 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.

When you pass through the gates of Mount Juliet you are in a different world. The Manor 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 new book, *Golfland Ireland*, describes Mount Juliet "as lovely and as luxurious as it gets, entirely sublime".

Mount Juliet Estate evokes a world of timeless grace, supported by the finest amenities, facilities, services and hospitality for the pure enjoyment of its residents and guests. It 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 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.

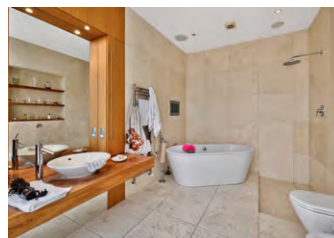
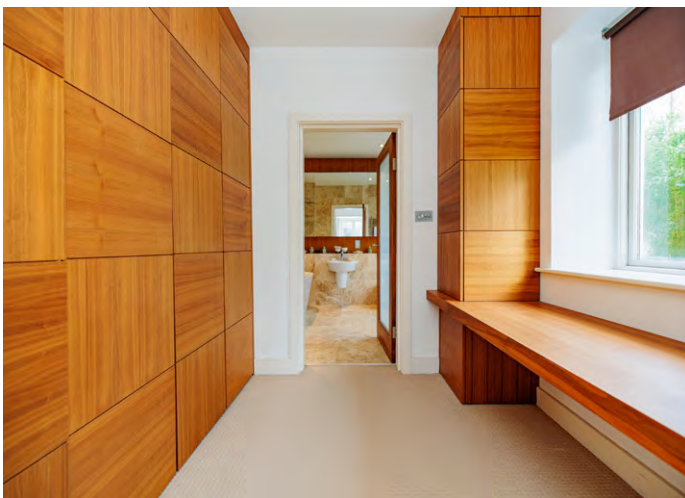






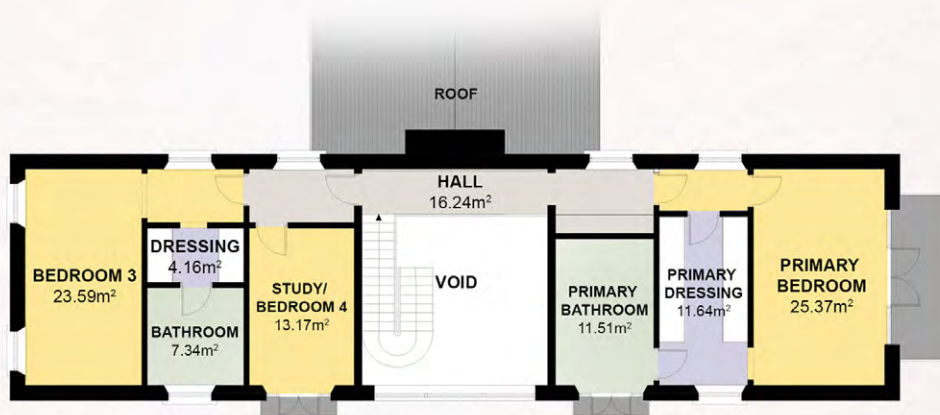
KEY FEATURES & SPECIFICATION

- Impressive detached 4 bedroom house
- Enjoys fine views over the golf course
- Floor area extends to 3,605 sq.ft / 335 sq.m
- Superbly designed by award winning architects
- Extensive living and bedroom accommodation with ensembles and dressing rooms
- Numerous windows throughout providing excellent natural light
- Standing on an elevated site. Not overlooked
- Landscaped outdoor spaces features two main terraces, three patios and decorative ponds
- High speed starlink broadband
- Solid American walnut floors
- Internal American walnut doors
- Internal partition walls in block with concrete first floors
- New energy efficient gas boiler with underfloor heating and heatmiser remote link with wall thermostats
- Double glazed windows
- All sanitary ware high spec – Starck/hans grohe
- Insulated cavity wall and roof space
- Featured cantilevered stairs in hallway with double height hall and living room
- Bathroom floors & walls fully-tiled in Italian Stone



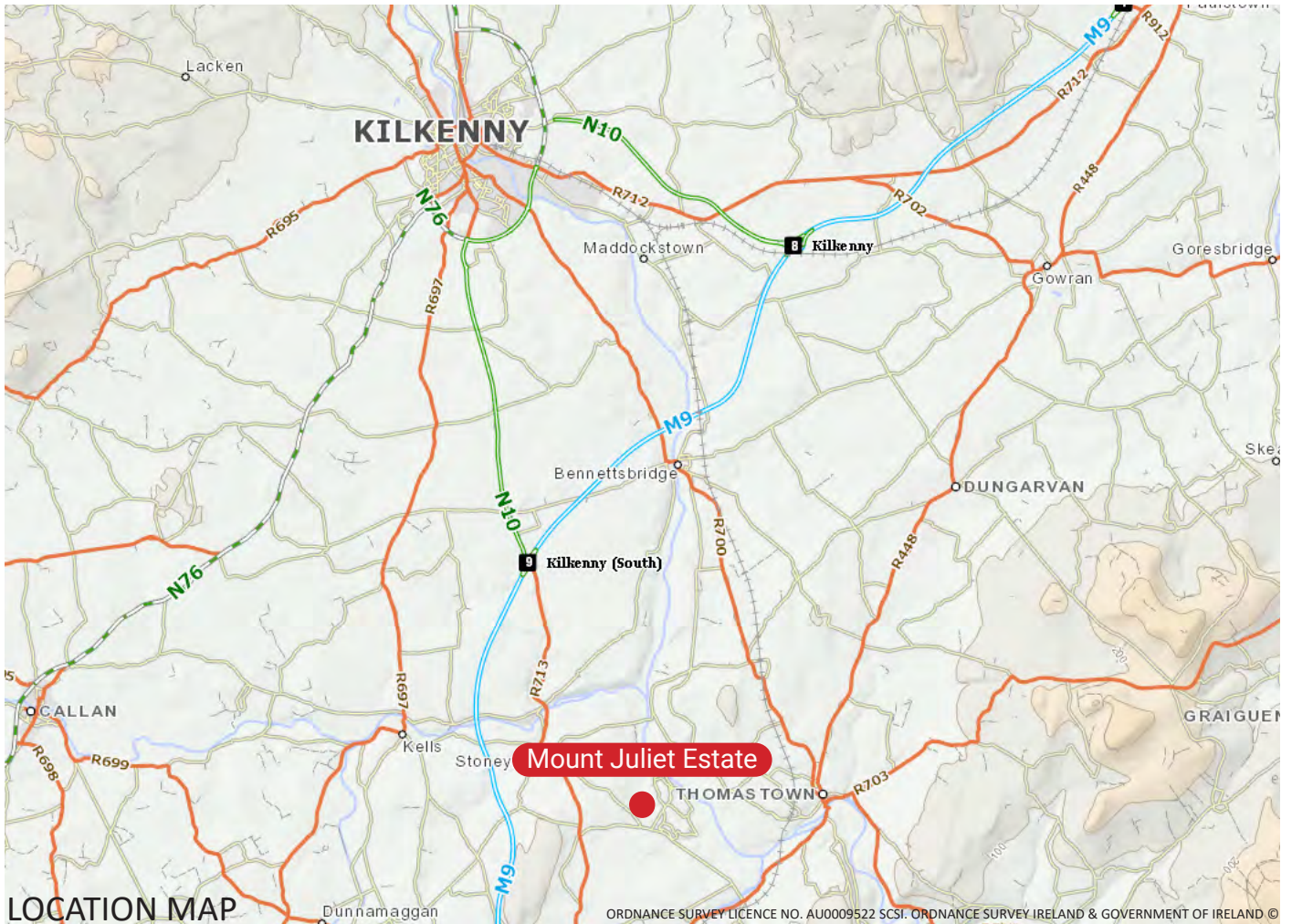


Ground Floor Plan



First Floor Plan








VIEWING:
By appointment. Please call 086-256-3851

TERMS:
For Sale by Private Treaty

BER Details:
BER C2
BER No. 119134518
EPI: 199.31 kWh/m²/yr

SERVICE CHARGE:
Approximately €5,900 per annum, which covers refuse collection, public lighting, road and grounds maintenance, roving security patrols and contribution towards sinking fund.



Hooke & MacDonald

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