



1 The Inch
Mount Juliet Golf & Hotel Resort, Co Kilkenny



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For Sale Freehold By Private Treaty

A superb split level modern house situated on the Mount Juliet Estate, which is one of the country's finest golf resorts, incorporating a luxury hotel, 18-hole championship golf course and Club House, Leisure Centre, Spa, Bars, Restaurants and a stud farm. Presented in exceptional condition throughout and nestling on the banks of the River Nore set amidst its picturesque surroundings.

The Inch, Mount Juliet was one of the very first exclusive developments to commence within the Mount Juliet Estate. The Inch sits on 0.5 acre/0.202 ha within a low density development, the Inch is unobtrusively integrated within the core of Mount Juliet's 1,500 acre estate. Nestled within a pleasant setting complimented by extensively landscaped mature grounds which are very secluded and private within the estate.

1 The Inch benefits from tasteful architect designed features throughout. The Inch also enjoys the central location within one of Ireland's golf and hotel resorts which features the luxurious hotel and health spa, fishing on the river Nore, and golfing on the signature Jack Nicklaus designed course.

	km	miles
M9 Motorway (Stoneyford)	4.18	2.60
Thomastown (Train Station)	5.15	3.20
Kilkenny City	18.19	11.30
Waterford Airport	47.15	29.30
Dublin Airport	146.93	91.30
Cork Airport	165.44	102.80



Description

Built circa 1994 to a high specification 1 The Inch is exceptionally spacious inside and extends to over 3,170 square feet. A delightful feature of the house is the spectacular bow shaped windows, which maximise light exposure and capture the exceptionally beautiful setting which surrounds the property. The house comprises two storeys, with a large living room that is interconnected with the kitchen and dining area, 4 bedrooms, study, utility, boot room, golf room, sunroom, all which are presented in superb condition throughout. There is a Golf Buggy bay, a terraced patio area with well-maintained gardens and split level car parking area.

For residents within the Mount Juliet Estate there is a rich social calendar of events with something to suit all the family. These

range from Golf competitions and associated events to summer parties along with many other entertaining events throughout the year. The nearby village of Thomastown is most attractive and is noted for its cultural festivals, while medieval Kilkenny city is renowned for the arts, boutique shopping and a rich heritage.

Originally sought after as golfers villa's or holiday homes the magical lifestyle offered in Mount Juliet and in the surrounding area has seen a pleasant introduction to permanent owners join the occasional occupants who own houses throughout the estate, this gives a lovely balance within the estate. Throughout the estate only a limited amount of housing development has taken place, being interspersed throughout the well wooded parkland, the resort has retained a really exclusive feel presenting a unique opportunity to avail of country living within a secure country house estate and with the benefit of a wide range of facilities on offer.



History of Mount Juliet Estate

Mount Juliet was originally named Waltons Grove after the Anglo Norman family which was ceased along with the estates of the Ballylinch Graces by Cromwell in 1641. Rev Thomas Bushe of Kilmurray sold the estate circa 1750 to Sommerset Hamilton, Viscount Ikeria and later first Earl of Carrick who married Julianna Boyle after whom the demesne is named. The tenure of the Carrick Butlers ended in 1914 when it was sold to Dermot McCalmont.

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.

Accommodation

Hall Floor

Entrance Hall:
(2.25m x 4.6m)
Georgian arched doorway, marble tiles, and elaborate cornice

Landing:
(3.99m x 2.88m)
Georgian lile, cornice, wooden staircase

Cloakroom:
(1.18m x 3.31m)

Study: (3.25m x 4.48m)
Timber floor, fitted bookshelves, cornice, double doors to sunroom

Sunroom: (3.99m x 2.88m)
Glass surrounding views of the River Nore, ceiling fan, ceramic tiles, spotlights

Living Room: (6.28m x 6.6m)
Open plan layout with surrounding balcony, bow window, ceiling cornice, spotlights, Adams style marble open fireplace, Georgian grate, solid pine wood floor with pillars separating dining and kitchen area

Dining Room: (4.42m x 4m)
Open plan layout to kitchen/ living room, French doors to patio area, fitted curtains, ceiling cornice, spotlights

Kitchen: (2.35m x 4.06m)
Breakfast area, privacy shutters from kitchen to dining room, fitted cupboards and long marble worktop area, Neff electric hob and oven, skylight

Boot room: (3.36m x 2.21m)
Door to front entrance, tiled floor, skylight

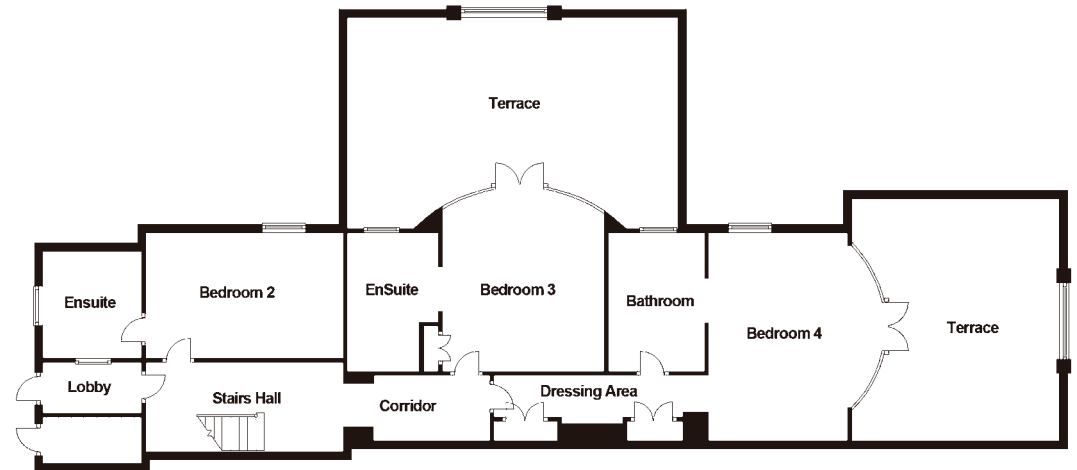
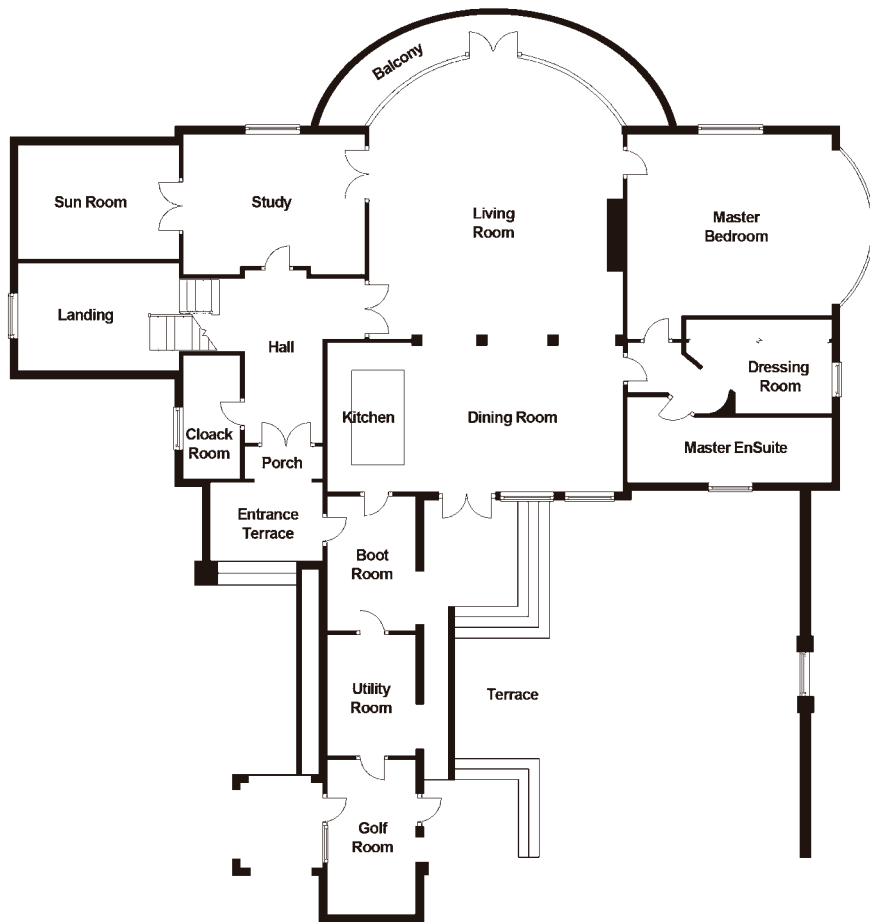
Utility Room: (2.2m x 2.96m)
fitted units, sink, skylight

Golf Room: (3.83m x 2.54m)
fitted units, tiled floor, back door to terrace/patio area, door to front entrance to enclosed Golf Buggy bay.

Master Bedroom: (5.28m x 5.9m)
Views overlooking the River Nore and garden, bow window, fitted wardrobe

Master En-suite: (4.46m x 2m)
Double sinks, telephone bath/shower, spotlights, tiled

Dressing Room: (4.4m x 1.63m)
fitted wardrobes, spotlights



For identification purposes only, not to scale





Ground Floor

Corridor: (4.72m x 1.69m)

Wardrobe, archway, ceiling cornice

Stairway: (2.27m x 6.46m)

Measurements includes back porch entrance, Ceiling cornice, fitted carpets

Bedroom 2: (7.42m x 3.24m)

Ceiling cornice, double doors, wardrobe

En-suite:

Measurements included in room, Bath, vanity unit with w.h.b, w.c and spotlights

Bedroom 3: (4m x 4.9m)

Ceiling cornice, bow window with views of garden and River Nore, double doors into wardrobe

En-suite:

Bath, vanity unit, w.h.b, w.c

Bathroom: (2.37m x 3.34m)

Bath, w.c, w.h.b, vanity unit, telephone shower

Dressing area: (3.49m x 1.07m)

Fitted wardrobes and chest of drawers

Bedroom 4: (5.15m x 4.15m)

Double doors to patio area, river views, ceiling cornice, fitted bookshelves, Bang and Olufsen integrated music system, bow window

Grounds

The ambience of the house is complimented by the mature trees and shrubbery, as well as the terrace and patio area with well - maintained gardens which feature a seating area. All main views from the house and terraced garden overlook the peaceful River Nore which flows along below.



Mount Juliet Golf & Hotel Resort

Owners of properties within the estate are offered reduced membership fees for the use of the finest facilities in Golf, Leisure and recreational activities within the resort. Annual charges are subject to change for golf membership leisure centre and archery facilities.

Services

The annual service charge is subject to change which includes; insurance, security, gardening maintenance and refuse collection.

The house has oil fired central heating, mains water supply and mains sewerage system

Viewing

Strictly by appointment

Contact:

Pat O'Hagan

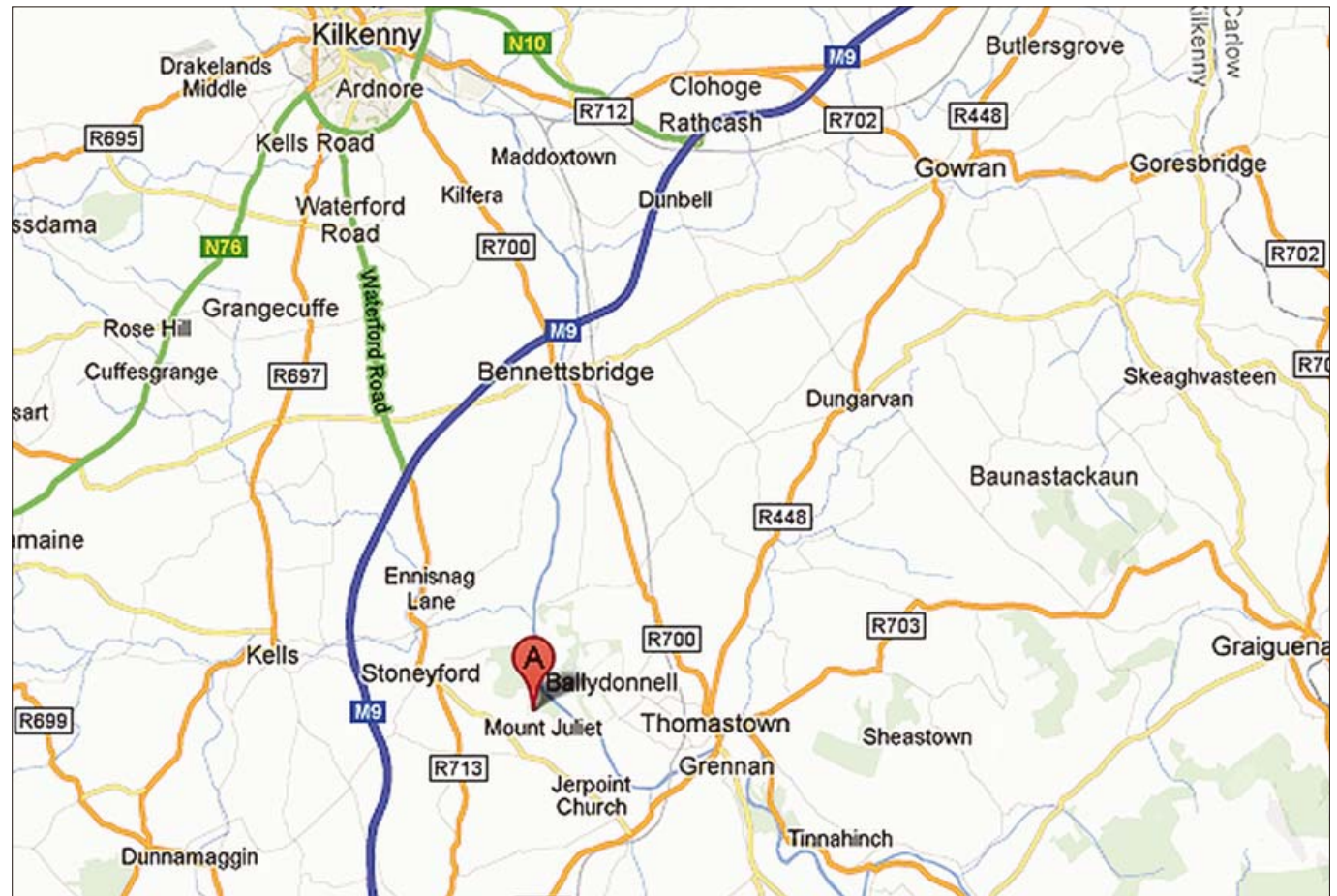
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