

2 THE GLEN, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny



Superb Detached Residence

BER B2

Magnificent four bedroom detached residence situated in the iconic Mount Juliet Estate, near the 4th fairway of this world-renowned Jack Nicklaus designed Championship Golf Course.



THE PROPERTY

2 The Glen is a superbly designed four bedroom detached two storey house with outstanding living and bedroom accommodation and exceptional features throughout. It has a separate detached garage of 24 sq.m (266 sq.ft). The house extends to 371 sq.m (4,000 sq.ft.). It is bright throughout and very private.

The property is on an elevated site of almost one acre, with mature hedges bounding neighbouring properties, twin paddocks at rear – property of Mount Juliet, uninterrupted, private views of the countryside and 4th Green of the world-renowned Jack Nicklaus designed Mount Juliet Championship Golf Course. The property was designed by Aidan Powell, Architect, to provide bright, comfortable and flexible accommodation, sympathetic with its environs. The property enjoys a south, south-west orientation.

The gardens were designed by Martin Brady and incorporate extensive patios to take advantage of the views and sun-light finished in Indian sandstone, cedar wood, Kilkenny marble and modern pavers. Most of the garden is laid out in lawn with extensive planting in a mixture of ornamental shrubs, trees and bulbs.

The house is built from insulated concrete formwork with higher U values than conventional block-built houses (insulation on the outside, reinforced concrete in the centre).

The accommodation comprises the following:

- Double entrance doors to vestibule with Moreno glass chandelier, through semi-glazed double doors to;
- Large entrance hall with feature Kelly Hoppen designed Limestone fireplace. This area can also be used for entertaining (seats 16 comfortably);
- At the end of the hall there is a curved staircase finished with Crème Marfil and stainless steel bespoke balustrade;
- Guest w.c. & w.h.b. with separate cloakroom off hall;
- Left through double semi-glazed doors to TV room with built-in curved units for TV system. Double patio doors. Feature limestone inset double gas (LPG) fire;
- Right through double semi-glazed doors to sitting room with feature Kelly Hoppen designed full-height feature limestone fireplace. Double patio doors. Hand-made centre lighting;
- Door to kitchen with wine cellar off;
- At the rear of the house, taking advantage of the sunny orientation, is a superb kitchen by Siematic with Gaggenau appliances, dining area with double patio doors to rear patio, study with extensive built-in storage, utility room and separate bathroom. There is a bay off the kitchen with seating and full length bi-folding patio doors to a raised patio. Rear hallway to internal courtyard and external garage.
- Upstairs are 4 double bedrooms each with ensuite with extensive built in wardrobes and a master suite with seating, dressing and large bathing areas, balcony with magnificent views over the golf course and countryside.



THE MOUNT JULIET ESTATE

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.

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.

A feeling of period opulence is present in all of the reception rooms in Mount Juliet House. The panelled walls of the Tetrarch Bar recall a glorious equestrian past. The relaxed decor of the Major's Room and the Morning Room is enhanced by a wonderful collection of antiques, paintings and china. The award winning Michelin Star Lady Helen Dining Room is unique both

for the panoramic views it enjoys over the Estate and the River Nore, and for its outstanding cuisine.

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.

Atlantic Salmon and brown trout angling guarantee an exhilarating experience. There are other activities such as archery, clay pigeon shooting, tennis, croquet, cycling and walking trails.







FEATURES

- Geo-thermal underfloor heating throughout;
- I-light low voltage dimmable lighting system with pre-set mood lighting schemes (programmable to requirements of user)
- Smarthomes integrated communications cabling throughout the house (secure home network incorporating telephone system, Satellite TV, Broadband-internet, computer and print management, audio and CCTV);
- Multi-room audio system;
- 10ft. ceilings downstairs, 9ft. upstairs;
- Bespoke joinery, cornices;
- Flooring – Crème Marfil, Travertine, Wenge and 100% Wood carpets;
- Burglar Alarm;
- Soft colours throughout.
- All walls are covered with wallpaper.





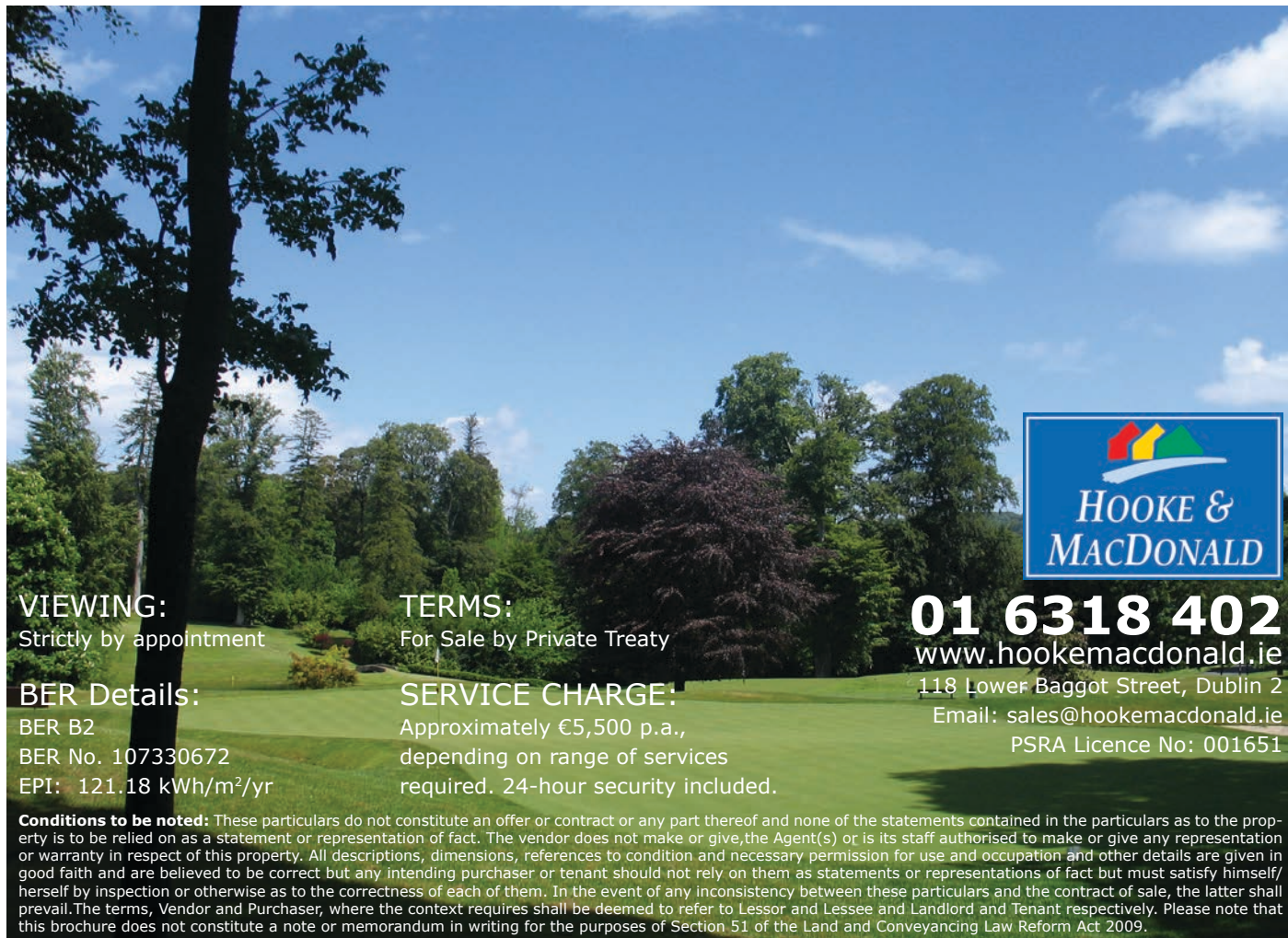









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HOOKE & MACDONALD

VIEWING:
Strictly by appointment

BER Details:
BER B2
BER No. 107330672
EPI: 121.18 kWh/m²/yr

TERMS:
For Sale by Private Treaty

SERVICE CHARGE:
Approximately €5,500 p.a.,
depending on range of services
required. 24-hour security included.

01 6318 402
www.hookemacdonald.ie
118 Lower Baggot Street, Dublin 2
Email: sales@hookemacdonald.ie
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