

# 5 THE GALLOPS, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny



## Impressive Four Bedroom Residence

BER C1

Superb semi-detached residence in the world renowned Mount Juliet Estate, with c. 268 sq.m / 2,883 sq.ft





## THE PROPERTY

No. 5 The Gallops is a magnificent four bedroom two storey residence with outstanding features. It is situated close to the new Clubhouse beside the 1st tee and beside the 16th green of this world-renowned Jack Nicklaus championship golf course. It is part of a small courtyard of high quality houses enjoying dual aspect, a sunny orientation and fine views over the Estate.

The accommodation extends to 268 sq.m / 2,883 sq.ft and comprises the following:

### Ground Floor

Elegant entrance hall, marble tiled flooring

Superb fitted kitchen & sittingroom 10.37m x 3.99m, marble tiled flooring

Diningroom 5.17m x 3.78m, with full length windows and French doors to garden and barbeque area, hardwood floor

Livingroom with fireplace, full length windows and French doors to garden, hardwood floor  
5.08m x 7.39m

Study (or playroom) 3.27m x 2.99m

Cloakroom with w.c and w.h.b 2.05m x 1.47m

Utility Room 3.55m x 2.07m

### First Floor

Bedroom 1 with full length windows and door to sun balcony 4.47m x 4.38m

Ensuite 4.37m x 1.90m

Bedroom 2 with full length windows and door to large sun balcony off it 4.49m x 4.02m

Ensuite 2.18m x 1.98m

Bedroom 3 with full length windows and door to small sun balcony 4.50m x 3.84m

Bedroom 4 4.08m x 3.98m

Bathroom (with bath) 2.87m x 2.34m

This is an exceptional architecturally designed residence with outstanding living and bedroom accommodation which benefit from large windows, balconies and terraces.

It is finished to a very high standard including a contemporary specification and tasteful décor. It enjoys a wonderful south facing aspect.





## THE MOUNT JULIET ESTATE

This property is situated in a prime position 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 championship golf course and Club House, 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. It 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.

No. 5 The Gallops is ideally positioned in the heart of the magnificent Mount Juliet Estate. Purchase of the house includes 2 memberships of the prestigious Mount Juliet Golf Club.

Mount Juliet – A Renowned Estate. When you pass through the gates of Mount Juliet Estate 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.

There is a superb Spa and Leisure Centre. Kendal's restaurant has a fine reputation for its contemporary Irish cuisine.

Close to the new 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.













## DIRECTIONS

From M50:

Take the M7 (Naas Road) towards Limerick/Waterford/Kilkenny;

Continue onto the M7, signposted "Waterford, Carlow & Kilkenny" which is Exit 11;

Follow the M9 and take Exit 9 signposted "Kilkenny/Stoneyford";

At the top of the ramp turn left onto the N10 heading for Stoneyford;

Drive straight through the village of Stoneyford and at the end of the village there is a fork in the road (at the school). Bear left on this road which is signposted "Mount Juliet 4km";

After 4km, Mount Juliet will be on the left

GPS Coordinates:

Decimal

52.525833, -7.186944

Latitude

52° 31' 33.00" N

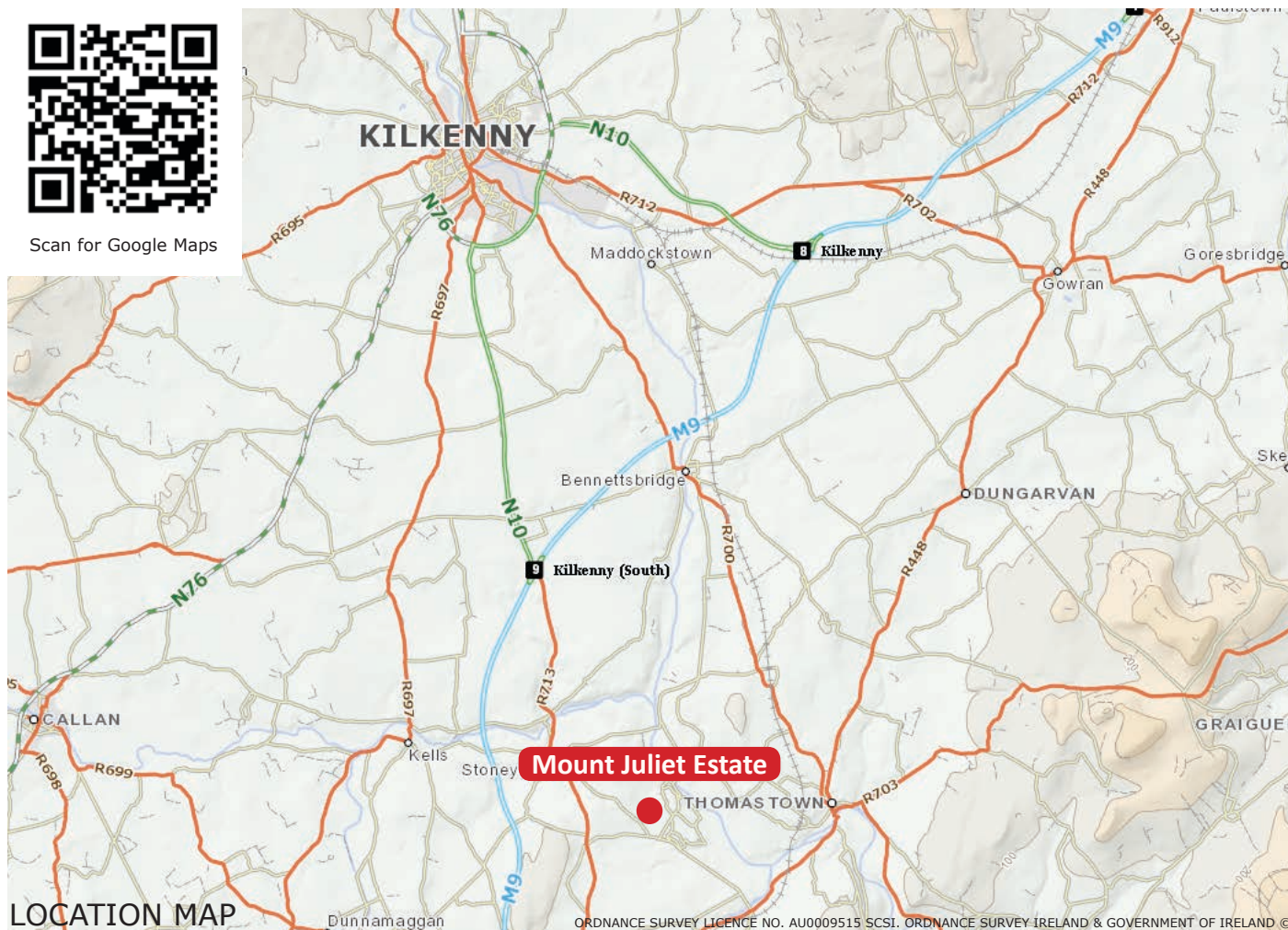
Longitude

007° 11' 13.00" W





Scan for Google Maps



#### BER Details:

BER C1

BER No.108489543

EPI: 155.27 kWh/m<sup>2</sup>/yr

#### TERMS:

For Sale by Private Treaty

#### SERVICE CHARGE:

Currently €5,000 p.a.,  
depending on range of services  
required. 24-hour security included.

**Conditions to be noted:** These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.



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