

# 22 WALTONS GROVE, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny



## Superb Four-Bedroom Residence

BER C2

Magnificent four bedroom, four bathroom residence situated in an excellent position in the iconic Mount Juliet Estate, beside this world-renowned Jack Nicklaus designed Championship Golf Course.





## THE PROPERTY

This is a most attractive two storey semi-detached four bedroom house set in mature landscaped grounds in a small safe cul-de-sac of 22 residences within easy reach of the clubhouse and all the amenities of this iconic estate. The dormer style property has numerous distinctive design features.

The property extends to 222 sq.m (2,397 sq.ft) and comprises on the ground floor an entrance hallway, cloakroom with w.c. & w.h.b., a very large double height livingroom with a timber floor, timber ceiling, feature fireplace and mounted on a stone bar, French doors to patio and barbecue area and large full height feature windows; diningroom with French doors to barbeque area; fitted kitchen / breakfast room with tiled floor and utility room off it and w.c; double bedroom with en-suite and walk-in dressing room.

On the first floor there is a double bedroom with built-in wardrobes and en-suite; another double bedroom with built-in wardrobes; bathroom; fourth bedroom (single).

The driveway provides parking for 3/4 cars. There is external decking and barbeque area, also a buggy store at the front. There is a gas boiler (LPG). The property is very private.

The estate formerly owned by the McCalmont Family is set on the banks of the River Nore with stunning parklands, paddocks and woodlands. Walton's Grove is a secluded development on the estate within easy walking distance of all amenities which Mount Juliet has to offer.

### Services:

- Luxury living on a premium country estate
- 24/7 security
- Spacious accommodation in a mature woodland setting
- Architect designed house with natural slate roof
- Highest standard fittings throughout
- Full management and maintenance services
- Access to Mount Juliet first class facilities including leisure centre, swimming pool, health spa, golf, equestrian, tennis, fishing, walking trails and several bars and restaurants



## THE MOUNT JULIET ESTATE

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.

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.

Mount Juliet is Ireland's leading country estate and evokes a world of timeless grace, supported by the finest amenities, facilities, services and hospitality for the pure enjoyment of its residents and guests. Mount Juliet 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 MOUNT JULIET ESTATE

The Estate is a golfers' paradise with the signature Jack Nicklaus 18-hole golf course and newly developed Clubhouse. For those seeking golf tuition, The Paul McGinley Golf Academy is an advanced golf training facility which includes the Trackman golf swing analysis software, a number of driving bays which is ideal for those wishing to enhance their game.

The 7,300-yard course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes on the Mount Juliet Championship Golf Course include the stunning par 3, 3rd hole over water, the par 5, 10th hole with its tantalising fairway cantered copse of trees, and the testing par 4 index 1, 13<sup>th</sup> hole over water.

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.

In a country famous for angling, it is still rare for visitors to achieve the combination of delights found along the banks and in the clear waters of the River Nore that borders Mount Juliet. Atlantic salmon and brown trout angling guarantee an exhilarating experience whilst coarse fishing is available in a trio of well-stocked lakes. Other activities available on the Estate include an array of walking and jogging trails, cycling, croquet and archery.

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. Just five minutes' walk from the Manor house, is the newly developed Hunter's Yard featuring the tempting menus of the recently opened restaurant, The Hound.















Scan for Google Maps



LOCATION MAP

ORDNANCE SURVEY LICENCE NO. AU0009519 SCSL. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©



**TERMS:**

For Sale by Private Treaty

**VIEWING:**

Strictly by appointment

**BER Details:**

BER C2

BER No. 112983077

EPI: 183.92 kWh/m<sup>2</sup>/yr



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