

# No. 2 North Paddocks



## Mount Juliet Estate

Thomastown

Co. Kilkenny



Hooke &  
MacDonald

## 2 NORTH PADDOCKS, MOUNT JULIET ESTATE Thomastown, Co. Kilkenny, R95 YTW2



### Impressive Three Bedroom Residence

BER C3

Impressive two storey three-bedroom house set in mature landscaped grounds within easy reach of the Clubhouse and Manor House and all the amenities of this iconic Estate.



## THE PROPERTY

Most attractive bright three-bedroom two storey residence of character in a very good position on this world-renowned championship Golf Course & Estate.

This was the original showhouse for the North Paddocks and has a number of special features.

The North Paddocks is an exclusive modern courtyard of just 10 houses, with an imposing entrance, nestled in the heart of this iconic estate, offering peace and tranquillity in a place of unparalleled beauty. It is within a short walk of the clubhouse, the leisure centre, the Manor House hotel and restaurants.

No.2 North Paddocks extends to 155.09 sq.m (1,670 sq.ft) comprising entrance hall with cloakroom with w.c and w.h.b, also cloaks press; fitted kitchen with marble worktops and plenty of presses and work areas, built-in microwave and oven, also fridge freezer, door to back garden area; store, washer dryer and gas heating boiler.

The livingroom and adjoining dining area are well laid out with a feature fireplace in the livingroom and a wooden floor throughout. There is a door to the patio/barbecue area. It is very private at the back. There are two external fuel stores.

Upstairs the master bedroom has an ensuite and also a walk-in-wardrobe; bedroom 2 is also a double bedroom with ensuite; bedroom 3.

Service charge: €5,575 (2021) includes grounds maintenance, refuse collection, water supply, public lighting, insurance etc.



## MOUNT JULIET ESTATE

This property is situated on the Mount Juliet Estate, which is one of the country'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, Leisure Centre, spa, bars, restaurants.

The Mount Juliet Estate is located approximately 1.5 km. northwest of the N9 Dublin-Waterford Road and convenient to Thomastown mainline train station.

Mount Juliet Estate is located approximately 20 minutes from Kilkenny, 30 minutes from Waterford and just over one hour from Dublin. The jewel in the crown, The Manor House, is a stunning example of eighteenth century architecture, overlooking the River Nore and Ballylinch Stud. The Estate comprises 500 acres of Land.

The golf course is globally ranked and has been the venue for many international events over the last three decades and was the venue for the 2021 Dubai Duty Free Irish Open and it has just been announced as the venue for the 2022 Irish Open.

The Estate offers a range of activities including trail-riding and tuition at the Equestrian Centre. There is an archery range, salmon and trout fishing and even falconry can be enjoyed. The Leisure Centre meanwhile houses a 15-metre heated swimming pool and a wide variety of treatment suites. There are beautiful walks, especially along the banks of the River Nore which runs through the Estate, also nature trails.

To own a house in Mount Juliet provides a unique living experience. Not only is it very safe for residents with the benefit of 24 hour security but it is the essence of grandeur and gracious living. It is exclusive while being friendly and welcoming. Mount Juliet has an enviable reputation for quality of facilities and service. Its 5-star rating is genuinely reflective of what Mount Juliet offers to residents and visitors alike.

There is a vibrant resident community in Mount Juliet who enjoy the numerous hospitality features and amenities of the Estate. New house owners in Mount Juliet quickly discover that there is a warm welcome for them with the option to attend family

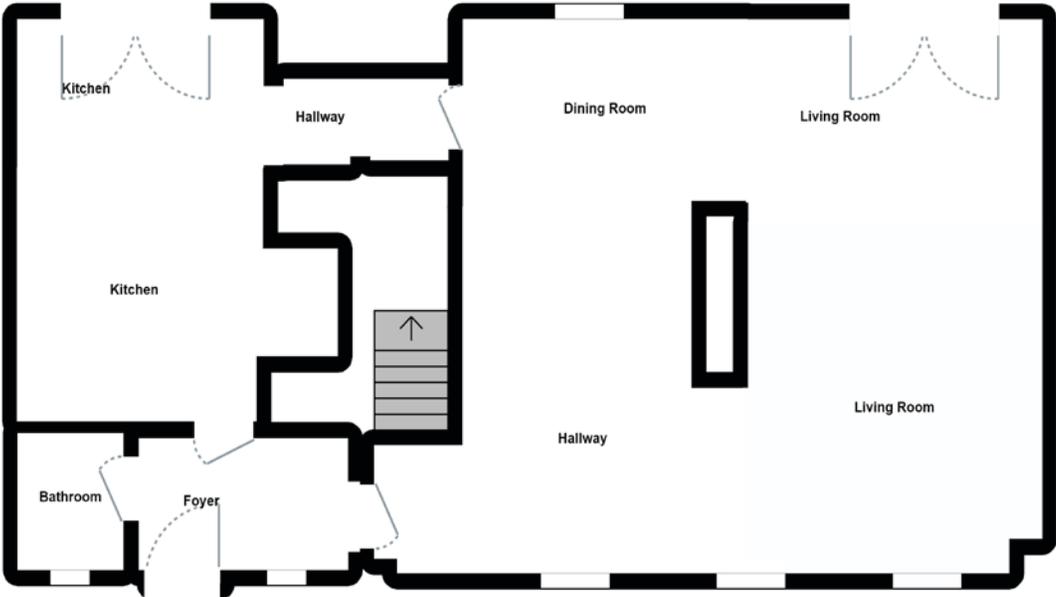
barbecues or events in the restaurants, hotel or clubhouse. The management organize a number of social events and get together throughout each year for resident property owners in the Estate. Home owners can also avail of Leisure Centre and Golf membership.

This property is ideal for owner occupation or as an investment or holiday home. There is strong demand for rental accommodation on the estate.

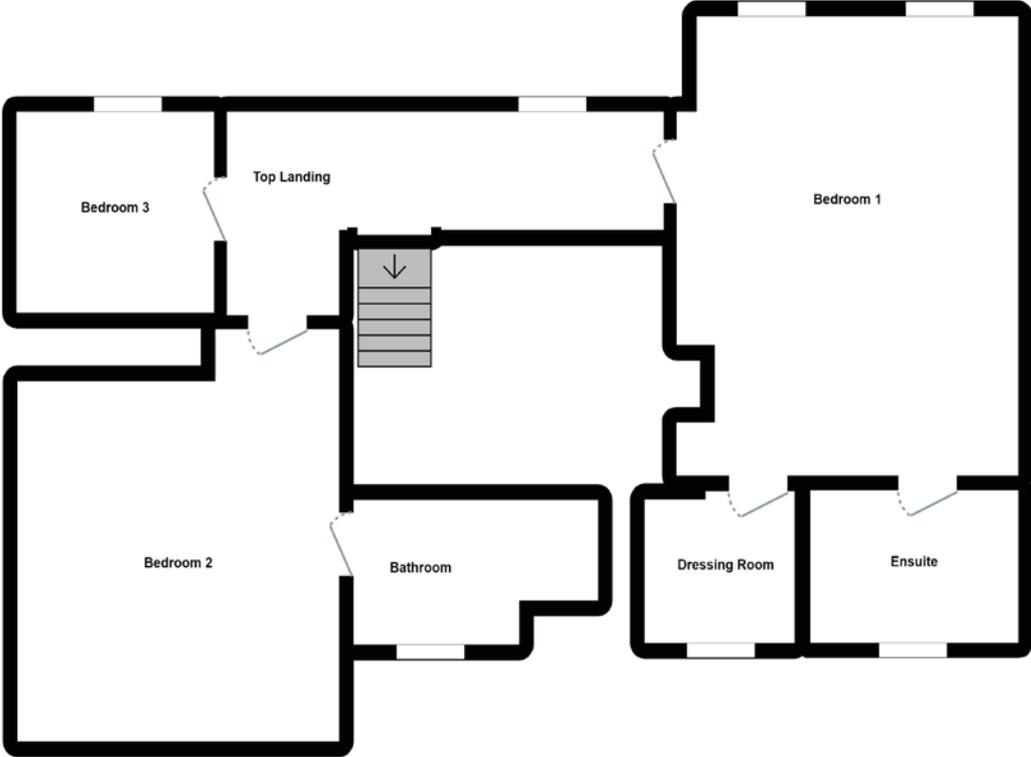




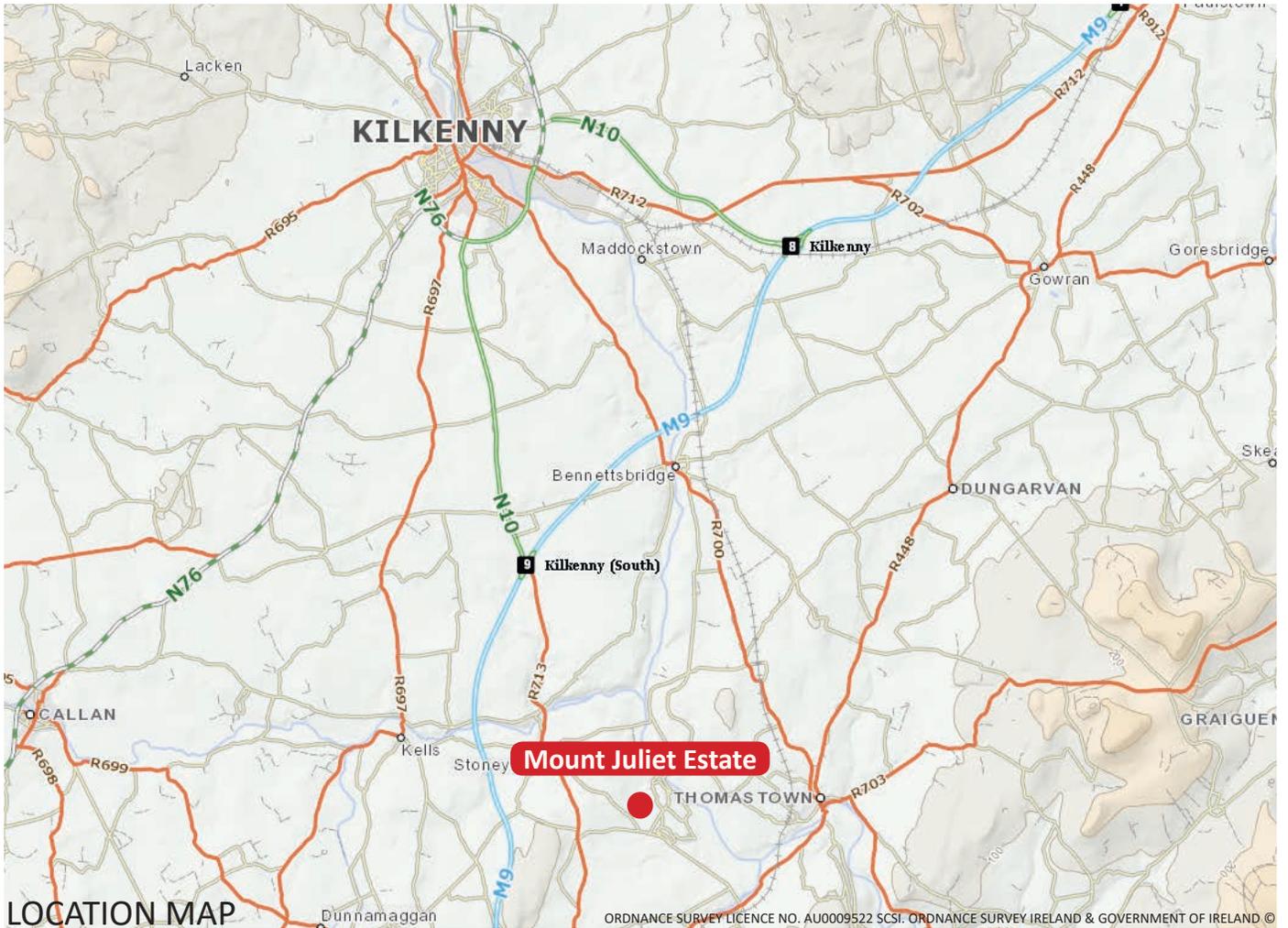
GROUND FLOOR



FIRST FLOOR







Video Tour

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PSRA Licence No: 001651

**TERMS:**  
For Sale by Private Treaty

**VIEWING:**  
Strictly by appointment

**BER Details:**  
BER C3  
BER No. 115001323  
EPI: 215.38 kWh/m<sup>2</sup>/yr

**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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