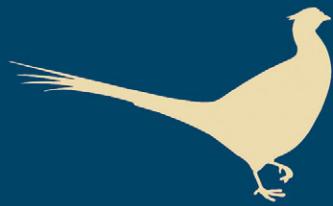


# No. 2 Walton's Grove



## Mount Juliet Estate

Thomastown

Co. Kilkenny



Hooke &  
MacDonal

# 2 WALTON'S GROVE, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 V522



## Stunning Three Bedroom Residence

BER D1

Stunning two storey three bedroom house set in mature landscaped grounds in a small safe cul-de-sac of 22 residences





## THE PROPERTY

2 Walton's Grove, which is new to the market, is a stunning large two storey dormer style house in a perfect location with a sunny aspect in the idyllic Mount Juliet Estate. The house, which is in walk-in condition, exudes exceptional warmth, charm, style and comfort. The livingrooms and bedrooms are large, bright and well laid out. There are an abundance of special features throughout the property including the tall ceilings, the full height windows in the livingroom and also a panelled feature ceiling; the spacious elegant diningroom and the superb modern kitchen with wall and floor tiling and array of worktops, presses, shelving and built-in appliances. There is hardwood flooring in the hall and diningroom.

The house extends to 220 sq.m (2,376 sq.ft) comprising an entrance porch and delightful entrance hall with a cloakroom with w.c and w.h.b off it; also a large double bedroom with a walk in dressingroom and a separate ensuite; there is a large storeroom off the hall; the diningroom is very spacious and is perfect for entertaining, it has double doors leading on to the sunny barbeque terrace.

The large livingroom is very bright and has a feature fireplace setting and solid fuel stove. The distinctive kitchen and breakfast area have been totally refurbished in excellent taste; there is a fine fully fitted utilityroom off it.

On the first floor there is a double bedroom with ensuite and built-in wardrobes; entrance door to master bedroom suite with entrance door to large bathroom and bright double bedroom with dual aspect; there is also a boxroom/ dressingroom, which could also be used as a fourth bedroom.

Externally there is a buggy store at the front of the house, the driveway provides parking for 2/3 cars. At the back of the house there is a patio and barbeque area and a lovely outlook on to extensive grassed common areas for residents. Gas fired heating.

No 2 Walton's Grove is set in mature landscaped grounds in a small safe cul-de-sac of 22 residences within easy reach and walking distance of the Manor House, the Clubhouse and all the amenities of this iconic estate.



## MOUNT JULIET ESTATE

This property is well 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 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 levels of service and hospitality for which Mount Juliet is internationally renowned.

There is a fine Clubhouse Jack's Bar and a superb Spa and Leisure Centre with a gym. The Hound restaurant has an excellent reputation for its contemporary Irish cuisine.

Close to the Clubhouse is the World-class Equestrian Centre, which stables horses and ponies. 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, falconry, clay pigeon shooting, tennis, croquet, cycling and walking trails.



## FRIENDLY ENVIRONMENT

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, provide Mount Juliet with an unrivalled residential offering.

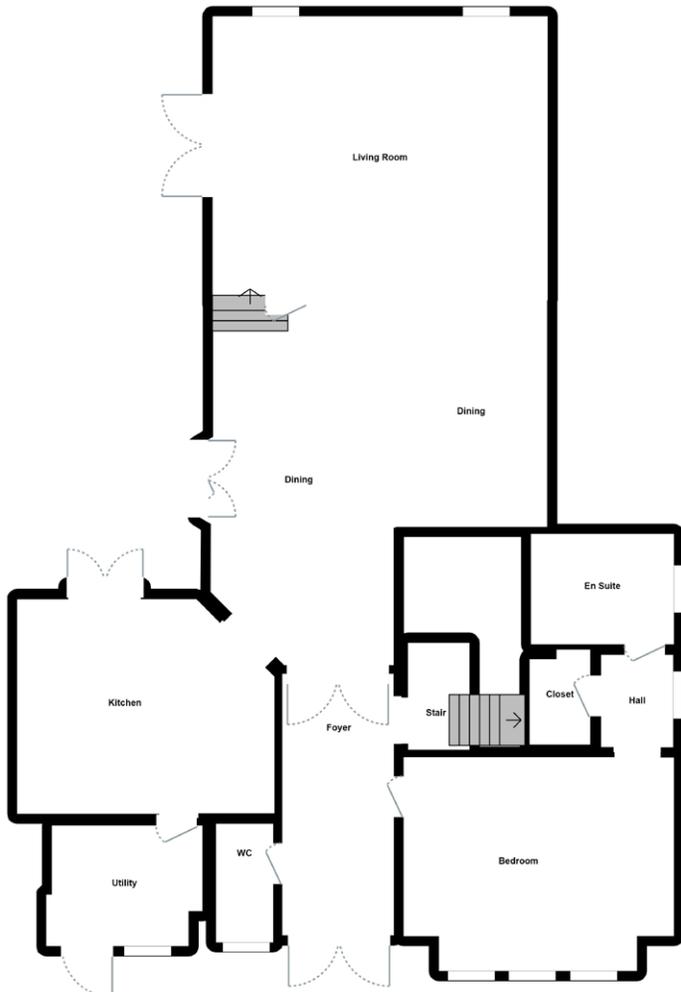
The 7,300-yard course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes on the Mount Juliet Championship Golf Course include the stunning par 3, 3rd hole over water, the par 5, 10th hole with its tantalising fairway cantered cove of trees, and the testing par 4 index 1, 13th 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. Five Irish Open tournaments have been held at Mount Juliet including the Horizon Irish Open in 2022 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.

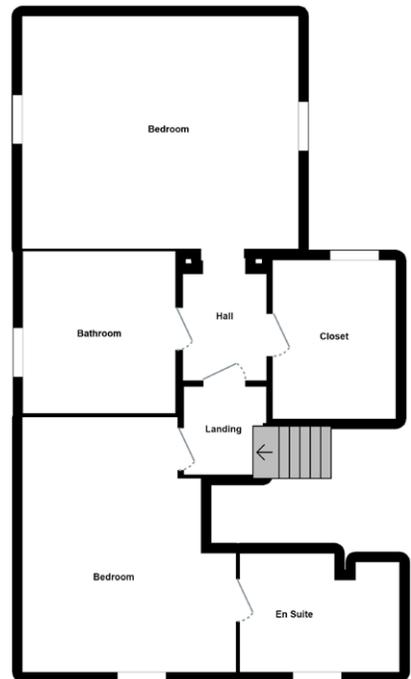
It is still rare for visitors to achieve the combination of delights found along the banks and in the clear waters of the River Nore that borders Mount Juliet. Atlantic salmon and brown trout angling guarantee an exhilarating experience whilst coarse fishing is available in a trio of well-stocked lakes.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



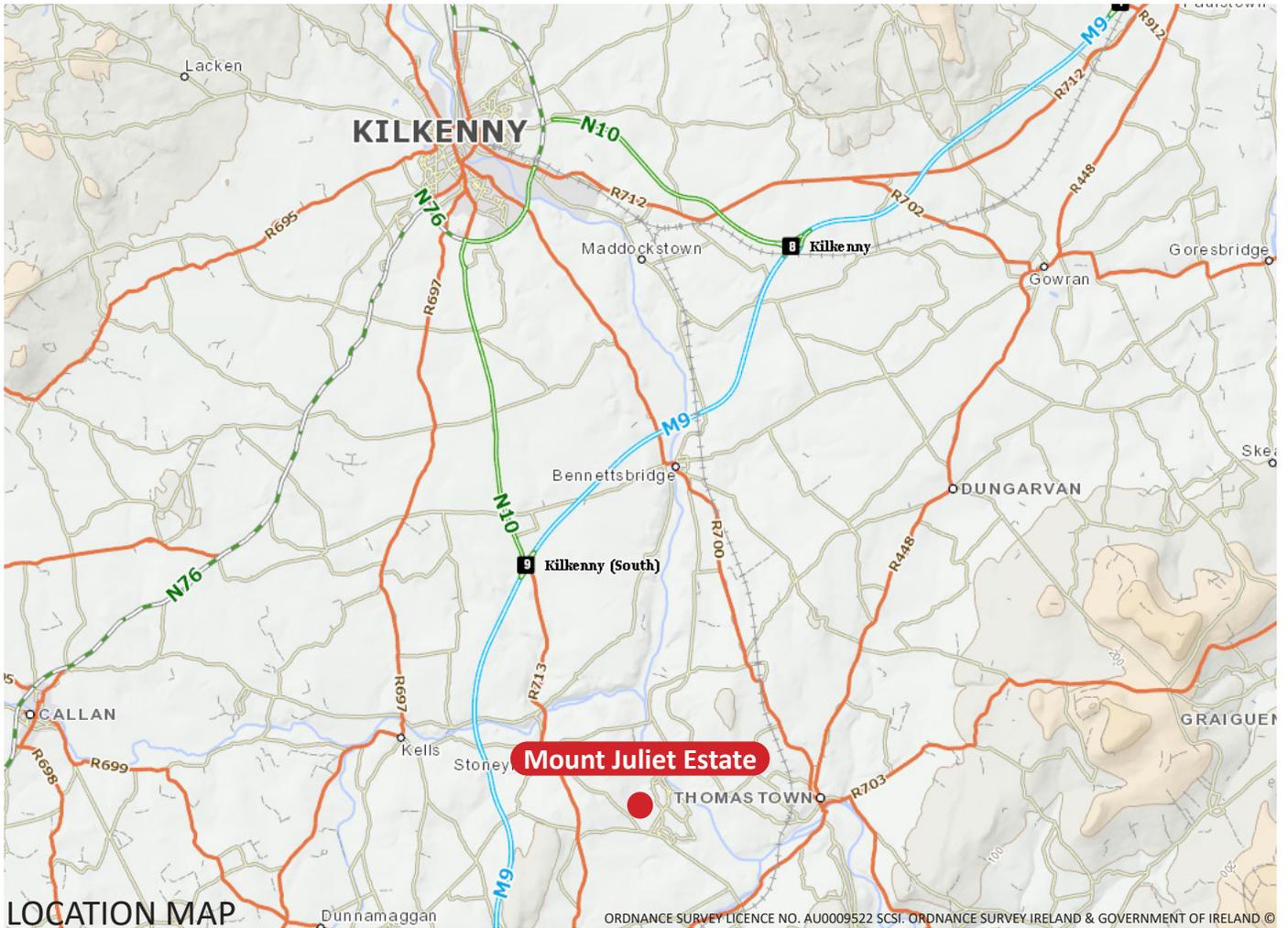




Ground Floor



First Floor



**TERMS:**  
For Sale by Private Treaty

**VIEWING:**  
Strictly by appointment

**BER Details:**  
BER D1  
BER No. 116133406  
EPI: 237.67 kWh/m<sup>2</sup>/yr



**Hooke & MacDonald**

**01 6318 402**  
[www.hookemacdonald.ie](http://www.hookemacdonald.ie)  
118 Lower Baggot Street, Dublin 2  
Email: [sales@hookemacdonald.ie](mailto:sales@hookemacdonald.ie)  
PSRA Licence No: 001651

**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.



Hooke &  
MacDonal

118 Lower Baggot Street, Dublin 2

T: +353 (0) 1 6318 402

E: [sales@hookemacdonald.ie](mailto:sales@hookemacdonald.ie)

W: [www.hookemacdonald.ie](http://www.hookemacdonald.ie)

PSRA Licence No: 001651