

RESIDENTIAL

Pictured: The houses that saw Mount Juliet swing ahead of the K Club

Property Price Register shows the average Kilkenny golf course property was more than €1 million this year

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18 Foxes Covert, a detached four-bedroom house set on just over an acre in Mount Juliet, achieved €1,675 million.

We are lucky in Ireland to have a number of internationally celebrated golf and leisure estates including two world-class ones in Leinster: Mount Juliet in Co Kilkenny and the K Club in Co Kildare.

Mount Juliet dates to the 18th century and its golf course was opened by Tim Mahony in 1991. Straffan House, now home to the K Club, dates from 1832 and Michael Smurfit opened the golf course there also in 1991, shortly after Mount Juliet.

Matchplay

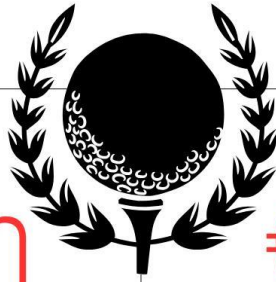
Mount Juliet

€1.06m

Average house price

€1.725m

Top sale



K club

€927k

Average house price

€1.5m

Top sale

The Mount Juliet Estate has more than 100 homes spread throughout its 500 acres while the K Club has nearly 200 homes in it.



Both estates attract interest from Irish and international parties seeking a residence either as a permanent home or a holiday retreat for occupancy at weekends and throughout the year.

The Property Price Register shows an interesting picture regarding the popularity of each estate for property sales, with Mount Juliet coming out on top in 2022 and again in 2023.



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Taking the top six sales in each estate in 2023, the average price achieved in Mount Juliet was €1.06 million compared to €927,000 in the K Club. The top two sales in 2023 were in Mount Juliet, achieving €1.675 million and €1.725 million, compared to €1.45 million and €1.5 million at the K Club.

While all of the top six sales in the K Club were negotiated by a number of different agents, Hooke & MacDonald are the agents for all the sales in Mount Juliet in 2023.



18 Churchfields, situated on the 15th Fairway of the K Club, is registered as selling for its asking price of €1.5 million.

One of the most recent sales there was 18 Foxes Covert, a detached four-bedroom house of 305.7 square metres set on just over an acre. It achieved €1.675 million.

“There are several reasons for the enduring popularity of Mount Juliet,” Ken MacDonald, managing director of Hooke & MacDonald, said.

“They include the estate’s globally ranked Jack Nicklaus designed golf course and the wide range of activities including trail riding, salmon and trout fishing, archery, falconry, the recently upgraded leisure centre, tennis, Mount Juliet’s five-star hotel and its choice of restaurants, including the Michelin star Lady Helen Restaurant in the Manor House,” he said.

“The K Club also has much to offer visitors and residents. However, some prospective homeowners from Dublin prefer to be a bit further from the city if they are buying a property as a holiday home and Kilkenny, with its numerous attractions, fits the bill and is still just over an hour and a half from Dublin along the M9 motorway.”