

No. 3 The Glen

Mount Juliet Estate

Thomastown

Co. Kilkenny



Hooke &  
MacDonal

# 3 THE GLEN, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 X663



## Superb Detached Residence

BER C1

Magnificent detached residence situated in an excellent position in the iconic Mount Juliet Estate, overlooking the 4<sup>th</sup> fairway of the world-renowned Jack Nicklaus designed Championship Golf Course





## THE PROPERTY

Superb detached five bedroom two storey residence of charm and character on excellent site in the world-renowned Mount Juliet Estate with a sunny orientation and enjoying fine views over the Estate, the golf course and adjoining countryside. It is very bright throughout with large picture windows. It has 5 double bedrooms with 5 ensuites.

The Glen is located off Foxes Covert and is comprised of just four large detached houses on their own grounds.

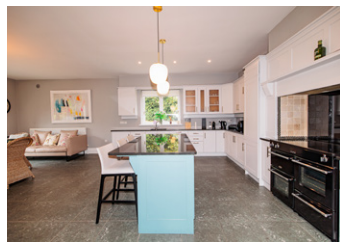
3 The Glen is a very imposing large detached two storey double fronted bay windowed residence with outstanding living and bedroom accommodation. It has a floor area of 5,231 sq.ft / 486 sq.m.

The ground floor comprises an elegant spacious entrance hall, a very large livingroom, a familyroom, an extensive fully fitted kitchen and diningroom, a large sunroom, a double bedroom with ensuite. There is a cloakroom with w.c. and w.h.b and a utility room. There is an interconnecting hall to the garage.

The first floor contains the very large primary bedroom with ensuite and walk-in dressingroom, also three other double bedrooms with ensuites. This property is very well designed and laid out. It flows very well and there is no waste space in it. It has a very welcoming feel about it and it contains numerous interesting design features.

There is a garage and also parking for several cars. The property stands on a site of approximately 0.36 hectares (0.89 acres). There is gas fired central heating. There is a barbeque area.





## MOUNT JULIET ESTATE

This property is situated in an elevated position on the Mount Juliet Estate, which is one of the world'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. The Manor 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.

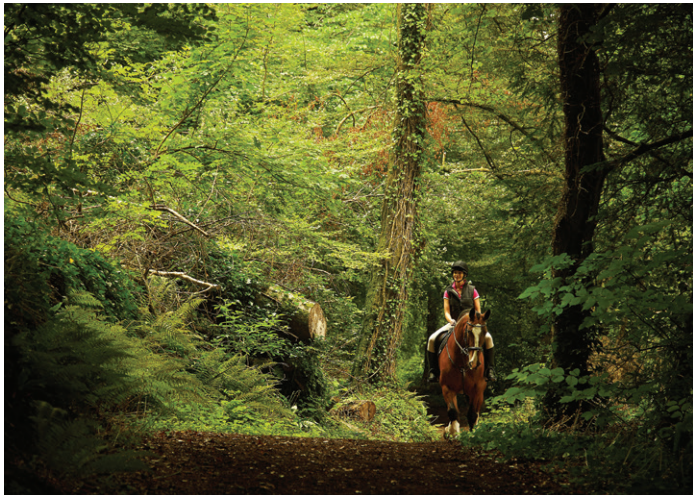
There is a Clubhouse, Spa and Leisure Centre. The Hound Restaurant has a fine reputation for its contemporary Irish cuisine. Close to the Club House is the Equestrian Centre which stables horses and ponies. Mount Juliet provides an exhilarating equestrian experience. In a country famous for the quality 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.

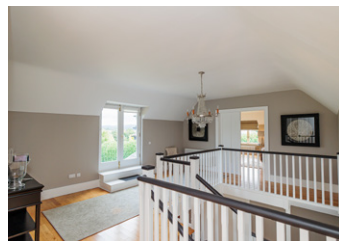
Mount Juliet Estate evokes a world of timeless grace, supported by the finest amenities, facilities, services and hospitality for the pure enjoyment of its residents and guests. Mount Juliet is renowned for its warm, family-friendly and hospitable environment. The range and quality of services, from 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.

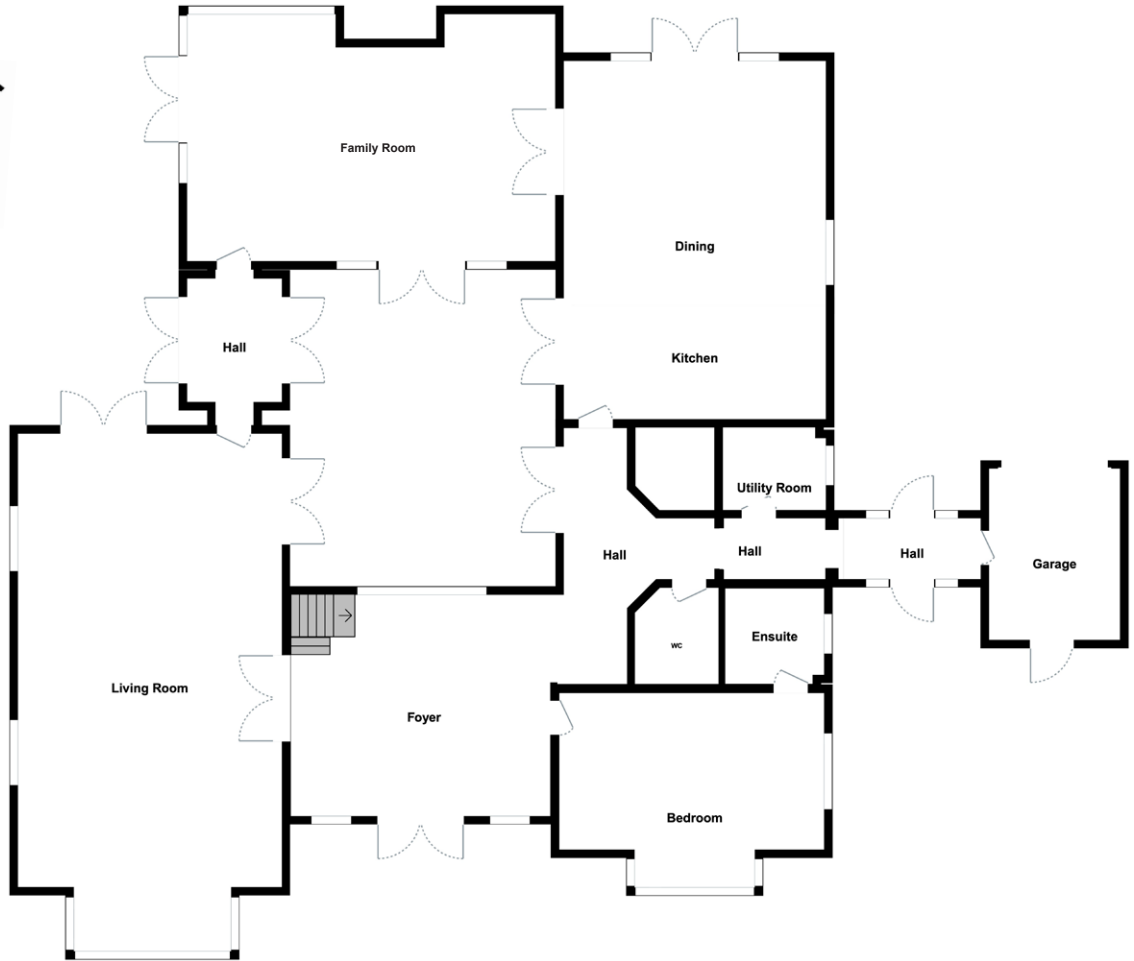
The 7,300-yard course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes on the Mount Juliet Championship Golf Course include the stunning par 3, 3<sup>rd</sup> hole over water, the par 5, 10<sup>th</sup> hole with its tantalising fairway cantered 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 wood-land 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. It was also the venue for the Irish Open Golf Championship in 2021 and 2022.





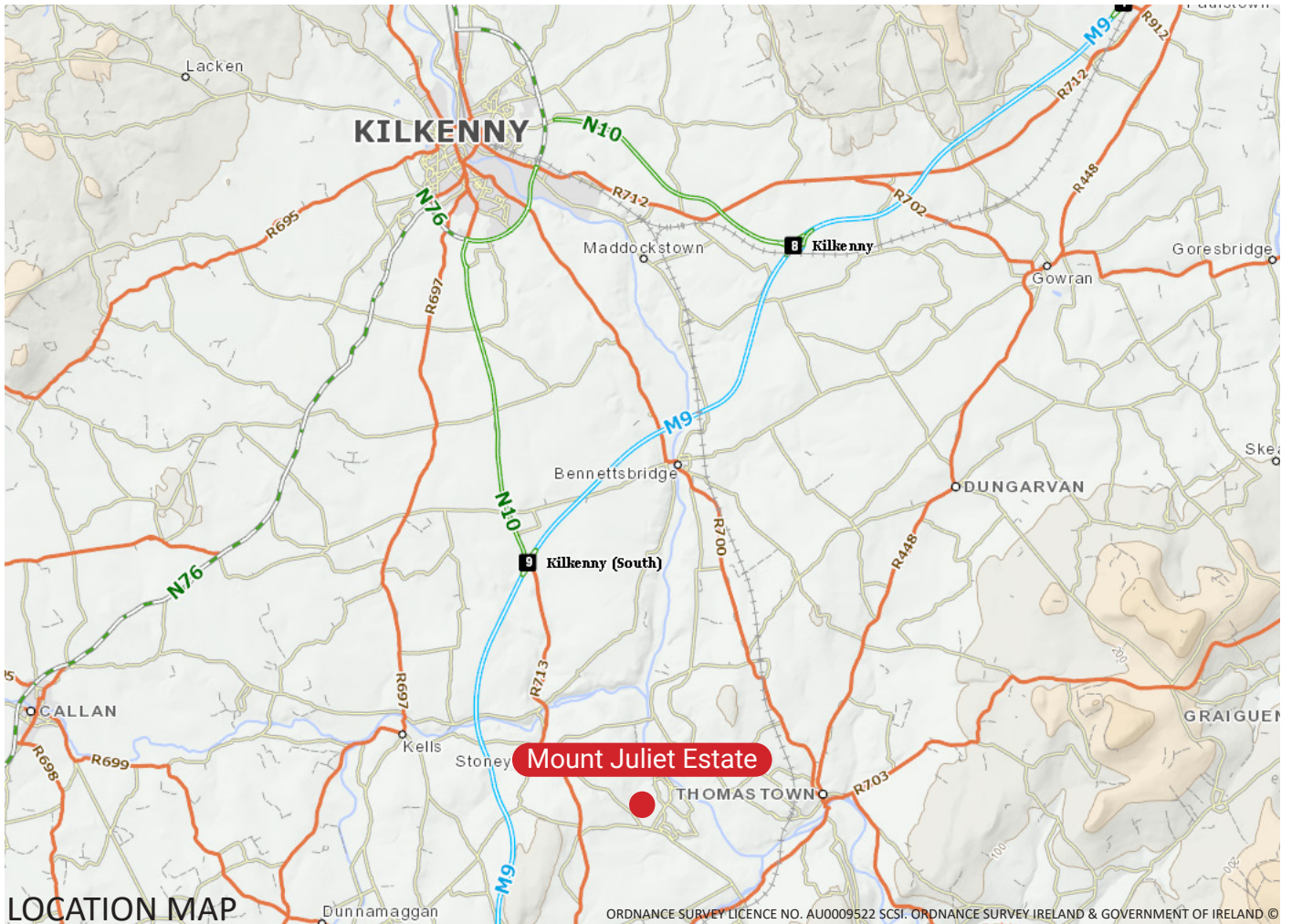




Ground Floor



First Floor



**TERMS:**  
For Sale by Private Treaty

**VIEWING:**  
Strictly by appointment

**BER Details:**  
BER C1  
BER No. 104972054  
EPI: 165.25 kWh/m<sup>2</sup>/yr

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