

Nº 62 THE ROSE GARDEN LODGES
MOUNT JULIET ESTATE





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ESTATE



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The definitive country estate.



Steeped in heritage, 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.

Apart from its reputation as Ireland's leading residential country estate, 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 in what is truly the quintessential country estate.

MOUNT JULIET'S UNIQUE LIFESTYLE

There are few places that can evoke memories we've never had, a stirring of the soul, where time stands still and at once we are filled with the spirit of other ages. The exceptional landscape and features at Mount Juliet is such a place and with 500 acres of outstanding natural beauty, the residents of the Estate encounter the timeless serenity of the changing seasons in an ever-altering haven of natural beauty and a unique Lifestyle, unmatched by anywhere else in the world. When you pass through the gates of Mount Juliet you are in a different world.

The Lifestyle enjoyed by residents of Mount Juliet is exceptional and is based on a rich legacy of hospitality, friendliness, wellness, sustainability, cuisine excellence and an abundance of leisure pursuits. The Estate has an envied history of comfortable living in a safe welcoming environment. The hundreds of acres of parkland are an oasis of peace and calm.

The wildlife, the gardens, river and forest walks, fishing, horse-riding, tennis, jogging, cycling, the singing of 52 varieties of birds, the wildlife, the deer, the world famous golf course and the 5 Star Hotel and restaurants, the Michelin Star Lady Helen Restaurant in the iconic Manor House, the sense of community, all combine to make Mount Juliet so unique, popular and idyllic.

OUTSTANDING CONVENIENCE

Mount Juliet benefits from convenience to cities, Kilkenny, Waterford and Dublin, to airports, train station, motorways, local village shops, pubs and cafes, sports clubs. Nearby Kilkenny City is a vibrant hub of culture, arts, festivals, music and food events. It is therefore no surprise that home purchasers in Mount Juliet from Ireland, the US and Europe are so attracted by the location. It's all about Lifestyle.

The Mount Juliet Estate is located approximately 1.5 km northwest of the N9 Dublin–Waterford Motorway and 2 km from Thomastown mainline train station with trains to both Dublin and Waterford. The Estate is located approximately 3 km west of Thomastown, 16 km southeast of Kilkenny City, 48 km north of Waterford and 120 km southwest of Dublin.

Just five minutes' walk from the Manor House is the Hunter's Yard, a tranquil venue adjacent to the golf course and features The Hound restaurant. Beside it is the new Clubhouse containing the golf shop and Jack's bar.

The golf course is globally ranked and has been the venue for many international events over the last three decades, including the 2021 and 2022 Irish Open. The Estate is a golfers' paradise with the world-renowned Jack Nicklaus designed Signature 18-hole golf course, and Clubhouse.

MOUNT JULIET - ENTIRELY SUBLIME

The great new book 'Golfing Ireland – The Guide to Every Irish Golf Course' by Michael Atkinson and Carig Morrison, manages to encapsulate the essence of this Irish treasure with the following description.

"The Estate is built around a beautiful Georgian Manor House. The destination hotel and its restaurant are fantastic. Mount Juliet is as lovely and luxurious as it gets, entirely sublime.

"The Mount Juliet Golf Course manages to be idyllic as well as imposing, bucolic yet sometimes bruising. It's a truly great course and from the back tees a truly great challenge. But played at shorter lengths it is refreshingly manageable and offers great entertainment, considerable excitement and much joy. There are no holes which are less than excellent. But there are some which are better than stellar, perhaps the third, fourth and 13th which all feature watery trouble, perhaps too the enigmatic 16 and its stunning stone walls".



MOUNT JULIET – A RICH HERITAGE

Ballylinch Castle was built in 1563. In 1750, the young Somerset Hamilton Butler married Juliet Boyle. He was the heir to the Earl of Carrick and Viscount of Ikerrin, she was the daughter of the Earl of Shannon. They began married life in his father's castle at Ballylinch, now Ballylinch Stud. He bought 1,500 acres across the river and fashioned the existing house into what we now know as Mount Juliet Estate – named in honour of his bride. In 1762 he built the only bridge that crosses the river Nore over its two mile journey through the Estate. In doing so, he created one of Europe's top stud farms while, on this side of the river, Mount Juliet Estate continues to offer a welcome befitting the House of Carrick.

Over the last three centuries little has changed on the gently sloping banks of the river Nore, as it flows southwards to Thomastown, Inistioge and beyond to its meeting with the River Barrow. The same graceful landscape, enchanted woodlands and welcoming hearths that greeted the young bride Juliet, when she moved to the Estate from her father's Estates to the west, are waiting to cast their spell on whoever may come down the drive. And the magic of Mount Juliet Estate is in its welcome, a welcome extended to people from all walks of life and in all corners of the globe.

IRELAND'S LEADING COUNTRY ESTATE

Steeped in heritage, Mount Juliet is today Ireland's leading country estate and evokes a world of timeless grace, supported by the finest amenities, facilities, services and hospitality. Famed for its warm, family-friendly hospitable environment, Mount Juliet offers an exemplary array of attractions.

The Estate's magnificent hotel and restaurants, including the Michelin starred Lady Helen restaurant, the world-renowned Jack Nicklaus Signature Championship Golf Course and a host of premium leisure amenities and facilities offer an unrivalled residential experience in the quintessential country estate that is quite simply dedicated to the enjoyment of its residents and guests.

THE PHENOMENAL MANOR HOUSE

The 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. A feeling of period opulence is present in all of the reception rooms in the iconic Manor House which has just had a fantastic €8 million upgrade in keeping with its character and history.

A most perfect embodiment of the Georgian manor built in 1757, Mount Juliet's Manor House overlooks the majestic River Nore as it flows through the rolling countryside of County Kilkenny.



THE LADY HELEN RESTAURANT

Lady Helen McCalmont, after whom the Lady Helen Restaurant is named, was known for vision, energy, taste and generosity. Though she was kept very busy managing the affairs of the Estate, in particular Ballylinch Stud, she still found time to entertain. The restaurant that bears her name holds a Michelin Star, a coveted acknowledgement of its cuisine excellence. The Lady Helen also won the 'Best Destination Restaurant' award in the recent Food & Wine magazine awards. The Lady Helen enjoys commanding panoramic views over Mount Juliet, the beautiful River Nore and Ballylinch Stud beyond.

The award-winning Lady Helen Dining Room is unique both for the panoramic views it enjoys over the Estate and for its renowned cuisine.



BUILT *for* APPRECIATION

At Mount Juliet the Rose Garden Lodges enjoy a privileged setting adjacent to the Estate's beautiful Walled Garden between the Hunter's Yard and Mount Juliet Manor House, where they overlook the 8th Tee Box and Chipping Green.





WORLD RENOWNED



The Jack Nicklaus designed Mount Juliet Championship Golf Course is world-renowned and is universally popular with golfers of all standards.

The 7,300-yard Championship Golf Course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes at Mount Juliet include the stunning par 3, 3rd hole over water, the par 5, 10th hole with its tantalising fairway-centred copse 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.

Four 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 US, and again in 2004.

THE DRIVING RANGE AND PUTTING GREENS

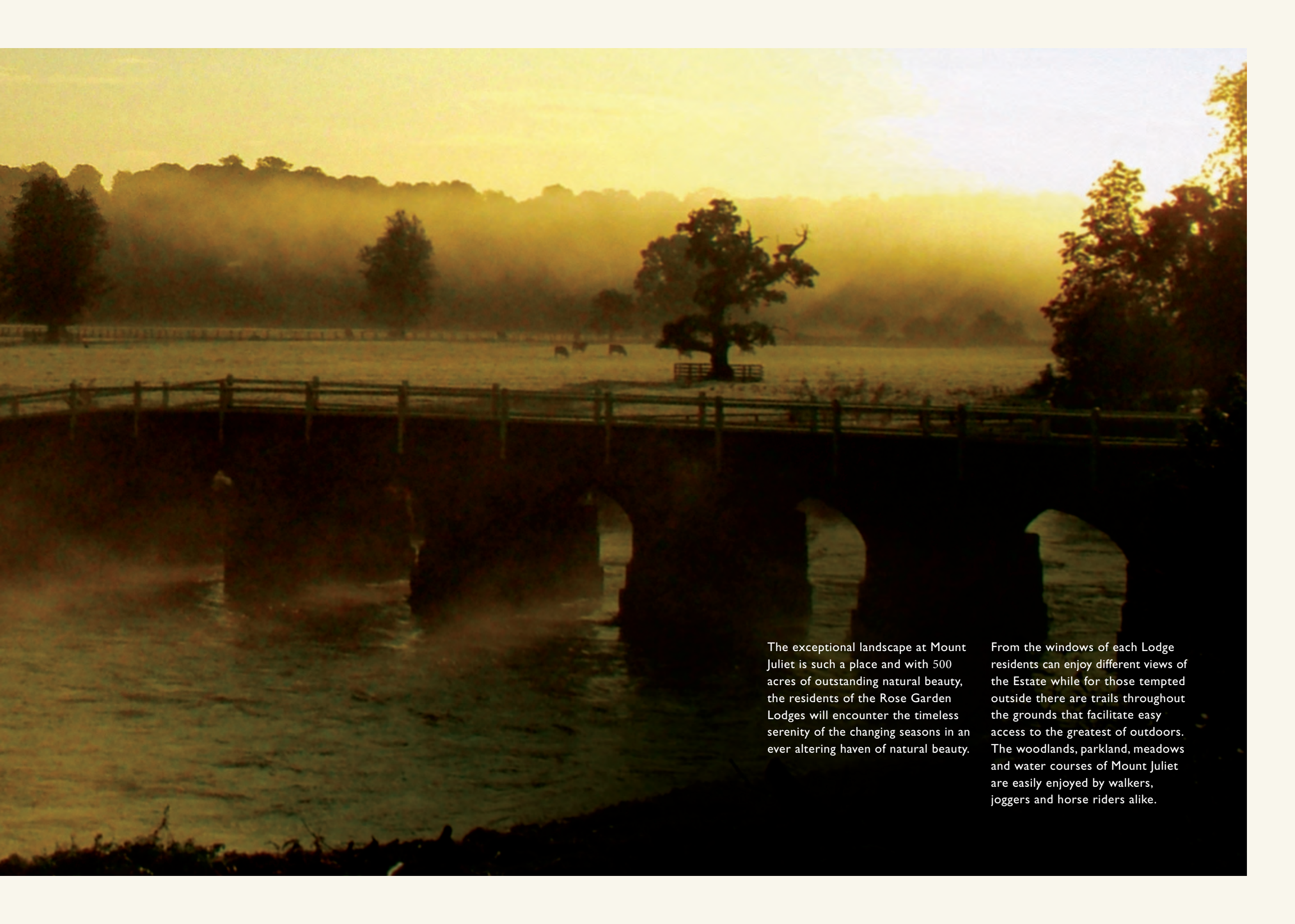
There is a state-of-the-art driving range beside the Clubhouse which has the most advanced teaching software (Trackman®, swing/video system and hardware).

The Club professional provides tuition for golfers of all ages and standards including juniors. There are also two excellent putting greens as well as a chipping practice area.

A photograph of a rider on a brown horse in a lush, green forest. The rider is wearing a black helmet, a pink shirt, a black vest, and black riding boots. The horse is a chestnut color with a white blaze on its face. They are positioned on the right side of the frame, facing forward. The forest is dense with various green plants, ferns, and trees. Sunlight filters through the canopy, creating dappled light on the ground. In the center of the image, there is a section header and a paragraph of text.

PRICELESS TIMES

The Estate is home to a superb Equestrian Centre offering basic and advanced tuition and show jumping while riding trails are located throughout the Estate.



The exceptional landscape at Mount Juliet is such a place and with 500 acres of outstanding natural beauty, the residents of the Rose Garden Lodges will encounter the timeless serenity of the changing seasons in an ever altering haven of natural beauty.

From the windows of each Lodge residents can enjoy different views of the Estate while for those tempted outside there are trails throughout the grounds that facilitate easy access to the greatest of outdoors. The woodlands, parkland, meadows and water courses of Mount Juliet are easily enjoyed by walkers, joggers and horse riders alike.

RESTAURANTS & BARS

The Hound Restaurant, in the Hunter's Yard, is a warm, inviting place to eat. It has superb views of the Jack Nicklaus signature golf course, offering high quality food options. The Saddle Bar in Hunter's Yard is synonymous with the Estate's equestrian history. It's a popular place to relax or have a drink before dining in the Hound. The courtyard setting of the Hunter's Yard retains the charm and character of a bygone era.

THE CLUBHOUSE AND JACK'S BAR

Mount Juliet Estate has a state-of-the-art Clubhouse. Golfers can experience superb food and refreshments in a luxurious relaxed and friendly atmosphere. Named after golfing legend and designer of the golf course, Jack Nicklaus, Jack's Bar is a good place to unwind following a round of golf, on one of Ireland's finest parkland courses.

SALMON AND TROUT FISHING ON THE RIVER NORE

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 River Nore at Mount Juliet. Atlantic salmon and brown trout guarantee an exhilarating angling experience whilst coarse fishing is available in a trio of well-stocked lakes.

Few activities are as enthralling and relaxing as angling. During his stay at Mount Juliet Estate many years ago US President Jimmy Carter loved to fish in the River Nore. There are plenty of salmon and native brown trout along the two and a half miles of river passing through Mount Juliet Estate. In addition, there is a series of lakes stocked with rainbow trout, rudd, roach, bream and carp.

RICH EQUINE LEGACY

Mount Juliet in the 18th and 19th centuries was more than just a family home, it was a community with everything on site, including a blacksmith, a butcher and a dairy. Horses have always been part of the Mount Juliet Estate way of life, for hunting, racing, jumping and in earlier centuries as an essential means of transport.

In 1911 Lady Helen McCalmont, then the lady of the house, made the first step in creating what is now one of the more important stud farms in Europe, at Ballylinch. She built 90 stables which, with the onset of World War 1, would initially provide war horses to the British Army. When the war ended she went back to the business of raising thoroughbreds.

Her work has continued uninterrupted, as every year numerous mares at Ballylinch give birth to thoroughbred foals. The Kilkenny Hunt's pack of 120 hounds has been housed on The Mount Juliet Estate for over 100 years.

A MULTITUDE OF AMENITIES & LEISURE PURSUITS

There is a wide choice of walks throughout the Estate and alongside the River Nore and nature trails, something for everyone from the gentle stroller to the ardent hiker or one can enjoy a range of activities including the world class golf course, horseback riding, cycling, shooting and tennis.

Mount Juliet's Walled Garden is beside the 10th Fairway and close to Hunter's Yard. It is a haven of peace and quiet, providing an opportunity for calm and reflection. It contains several special features, which have been designed and nurtured over the centuries.

The Leisure Centre meanwhile houses a heated swimming pool, gymnasium and a wide variety of treatment suites at the spa. Located near Hunter's Yard, close to the golf course. There is a fully equipped gym with qualified personnel.

To own a house in Mount Juliet provides a unique Lifestyle experience. Not only is it very safe for residents with the benefit of seven day roving security patrols but it is the essence of grandeur and gracious living. It is exclusive while being friendly and welcoming. Mount Juliet has an outstanding 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 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 social events and get togethers throughout each year for property owners in the Estate including operas in the Manor House and Walled Garden and Christmas carol singing.

To buy into a home in Mount Juliet is to buy into a piece of understated grandeur, heritage and tranquillity, which has managed to retain all the charm of its bygone years – one's own unique place in a country paradise.



Manor House

South Paddocks

Walton's
Grove

Clubhouse

Equestrian Centre

North
Paddocks

Fishing Lakes

Main Entrance

Foxes Covert



BEAUTIFULLY CRAFTED

We can never legislate for style, or define personal taste. But there is a consensus, an agreement of the age – or the ages – in which we bring together elements of excellence, and from them form a harmony. This is the ideal that the Rose Garden reaches for and the over-riding elegance is achieved through classical proportioning and detailing while natural materials and carefully selected fabrics and finishes exude warmth and colour that is enhanced with swathes of natural light that bring the components together to deliver a stage for truly elegant and luxuriously comfortable living.



THE PROPERTY

No. 62 The Rose Garden Lodges is a very well positioned end property with its own hall door access and private stairs leading to extensive living and bedroom accommodation at first floor level. It is one of the largest of the twelve lodges in this attractive courtyard which is situated between the Manor House and the Hunters Yard, hotel and restaurant. The floor area of No.62 is 1,534 sq.ft / 142.5 sq.m. It has numerous special features.

This superb property was extensively refurbished in recent years including having the attic insulated, hardwood floors sanded and varnished in livingroom, new carpets in hall and bedrooms, repainting throughout, new lighting, new gas boiler; also washing machine, dishwasher, fridge freezer and other kitchen fittings.

The accommodation at first floor level comprises a large lounge with a big sun balcony off it, diningroom with a smaller balcony off it, attractive fitted kitchen. There are two double bedrooms, each with an ensuite. At ground floor level is a utility room to the left of the stairs. There is also a store for No.62 in a separate building near it for golf clubs, cases etc.

The most recent management company service charge was €5,477 which includes roving security patrols, insurance on the building, public lighting, weekly refuse collection, grounds maintenance and a sinking fund. The Estate is very well maintained.





























THE ROSE
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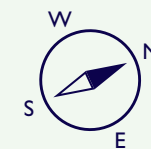
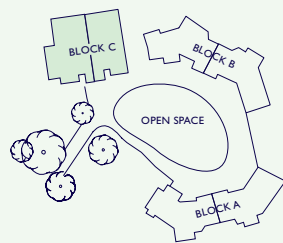
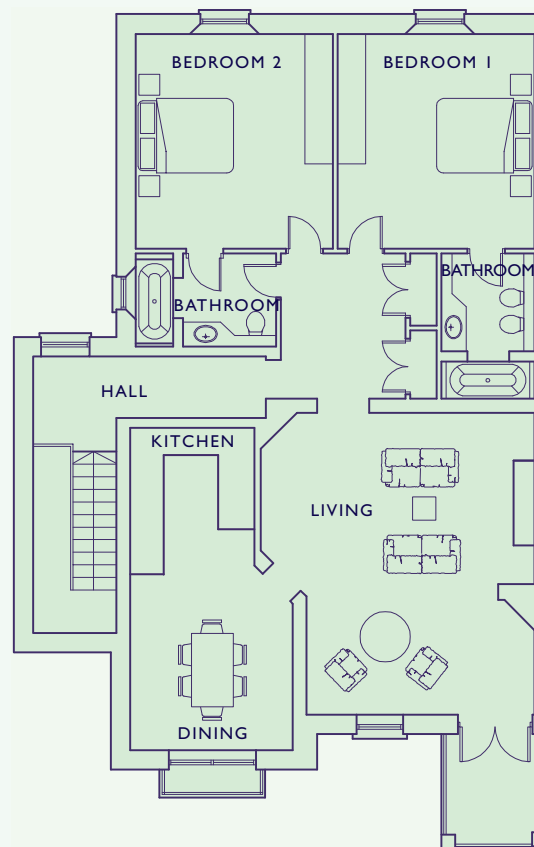
MANOR
HOUSE





No. 62 THE ROSE GARDEN LODGES

BLOCK C, FIRST FLOOR



LOCATION

Travel time to Mount Juliet Estate

Dublin Airport – 1 hour, 30 minutes

Dublin city centre – 1 hour, 40 minutes

Kilkenny – 20 minutes

Shannon Airport – 2 hours, 20 minutes



VIEWING:

Strictly by appointment. Please contact:

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BER Details:

BER B

BER No. 119461564

Energy Performance Indicator: 145.93 kWh/m²/yr

TERMS:

For Sale by Private Treaty

MANAGEMENT COMPANY CHARGE:

€5,477 per annum, which includes home insurance



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PSRA Licence No: 00165

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