

MOUNT JULIET
ESTATE

THE
ROSE GARDEN LODGES



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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.



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.

Here amid the splendour of Mount Juliet Estate, residents and visitors alike are perfectly positioned to enjoy Mount Juliet living at its very finest, with The Lady Helen and Kendals restaurants, the President's Bar, a Jack Nicklaus Signature Golf Course, Spa, Gym and Leisure Centre, Equestrian Centre, Archery, Falconry, Fishing and hundreds of acres of luxurious parkland to explore. The prime setting and the

classical architecture of the Lodges have made them hugely popular with visitors to Mount Juliet.

A unique opportunity to enjoy all the benefits of residential ownership at Mount Juliet, the 12 spacious two bedroom Rose Garden Lodges are now being offered for sale. Six of the Lodges are at garden level and six are at first floor level with sun patios and balconies respectively.

Built for appreciation, the Rose Garden Lodges offer all the amenities of this great Estate, delivering elegant living in a world apart and represent a unique and timeless investment for a small number of discerning purchasers.



THE QUINTESSENTIAL MANOR

A most perfect embodiment of the Georgian manor built in 1757, Mount Juliet House, named by the Earl of Carrick after his wife Juliana, overlooks the surrounding lands and the majestic River Nore as it meanders through the mystical countryside of County Kilkenny.

Unmistakable period opulence is present in each reception room of Mount Juliet House. The panelled walls of the Tetrarch Bar recall a glorious equestrian past. The relaxed decor of the Major's Room

and the Morning Room is enhanced by a fascinating collection of antiques, paintings and china.

A stunning classical Dining Room houses The Lady Helen restaurant and its Michelin star – the restaurant enjoys commanding panoramic views over Mount Juliet, the beautiful River Nore and Ballylinch Stud beyond. While the Manor House is the jewel in the crown of Mount Juliet, The Hunter's Yard is the vibrant hub of the Estate.

It is home to a superb Spa and Leisure Centre, Golf Pro Shop, President's Bar and Spike Bar.

2016 will witness the arrival of a new Club House at Mount Juliet, which will be linked with the Hunter's Yard via a wrap around terrace and glazed pergola. It will also see the addition of 66 new bedrooms and an upgrading of the facilities within the Hunter's Yard.





WORLD RENOWNED

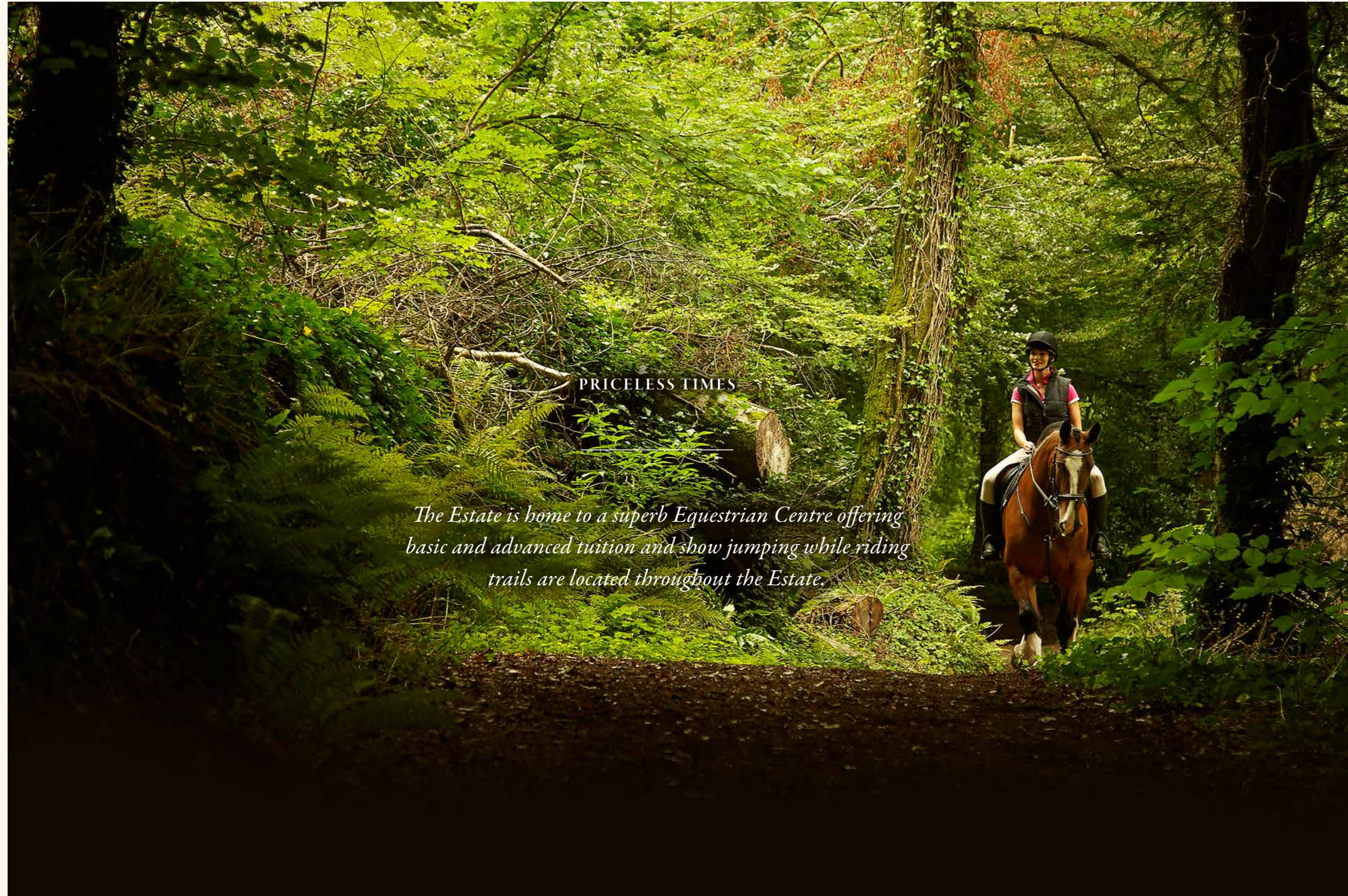
*The Jack Nicklaus designed Mount Juliet Championship Golf Course is world-renowned and is universally popular with golfers of all standards. Rose Garden Lodge owners will benefit from Golf Club membership.**

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 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.

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.

*This is subject to an annual membership fee.



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.



In a country famous for 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 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, croquet, tennis and archery.

The courtyard setting of the Hunter's Yard retains the charm of a bygone era and is home to a superb Spa and Leisure Centre, Golf Pro Shop, President's Bar, Spike Bar and the relaxing Kendals Restaurant.



EVOKING *the* MAGICAL

*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 at Mount Juliet is such a place and with 535 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.



THE
ROSE GARDEN LODGES

Classic design – idyllic living

~ In keeping with the classical exterior the Rose Garden Lodges boast elegant layouts to offer spacious living and bedroom accommodation; each Lodge has two en-suite bedrooms and a fully-equipped kitchen.

~ The kitchens, dining areas and lounges flow into one another and open to patios at garden level and balconies at first floor to offer elegant living and convenience, while as one would expect, every detail is specified to the highest standard in keeping with the central classical theme.

~ The internal layouts vary in a number of the Lodges with generous floor areas throughout from c.116 – 144 sq m (c.1,249 – 1,550 sq ft). Each Lodge has its own private entrance door and convenient parking.



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.



In the Rose Garden Lodges the hand of the craftsman is everywhere – in the joinery of the kitchen cabinets, the polished granite work surfaces, the hardwood floors, the refined detail of French doors, the moulded architraves, the classic fireplace and the high ceilings with perfect coving – quite simply, the Lodges are quality uncompromised.

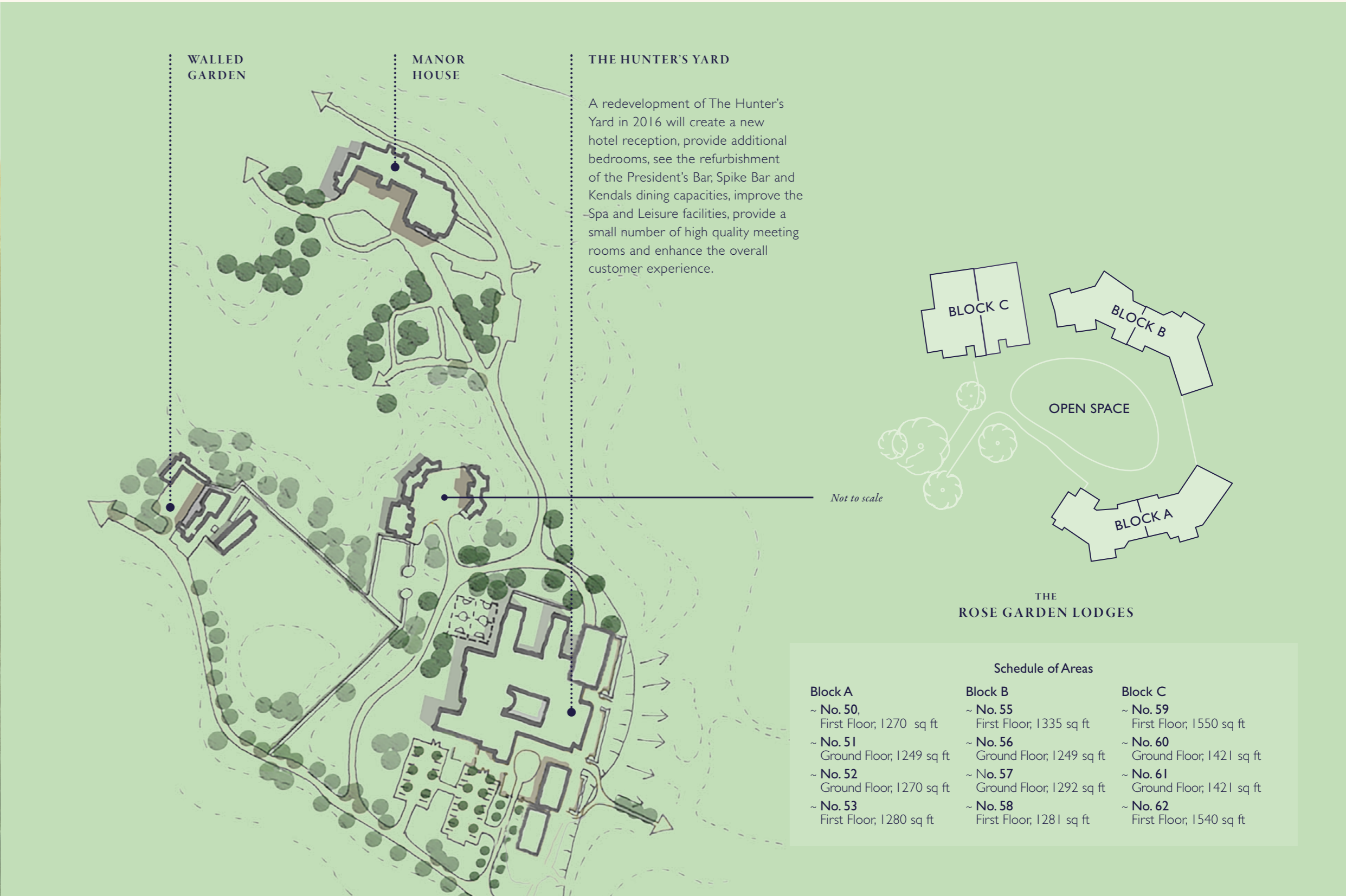


ENJOY OWNERSHIP AND BENEFIT FROM A RETURN ON YOUR INVESTMENT

In a unique opportunity to enjoy all the benefits of residential ownership at Mount Juliet while receiving attractive investment income, Mount Juliet Estate are offering six of the superb Rose Garden Lodges for private sale in a '2 year sale and lease back' transaction; a further six units are available to purchasers where immediate occupancy is preferred.

The offer includes:

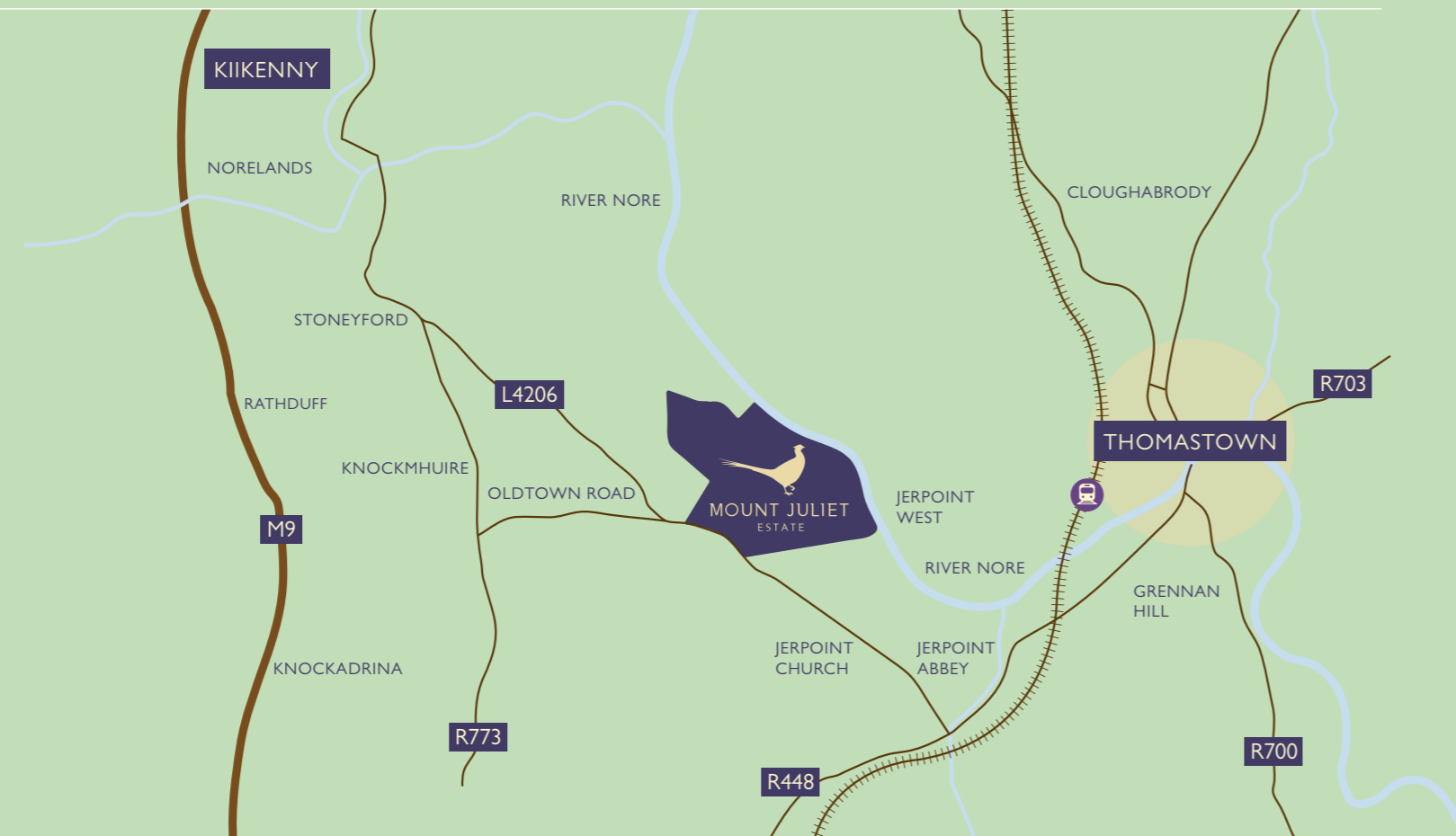
- ~ Sale & lease back transaction
- ~ Two year lease to Mount Juliet
- ~ A 4.5% yield per annum after expenses including service charge
- ~ Four weeks' occupancy per year for each owner's personal use at the rate of one week per quarter
- ~ If one or more weeks of the four weeks are unused, the entitlement can be carried forward (but no rent will be paid for the carried forward week(s)) and used subject to availability
- ~ Two golf memberships are included subject to payment of an annual subscription
- ~ On the lease expiry after two years the Lodge will revert to the owner for sole personal use.



OUR LOCATION

TheRoseGardenLodges.com

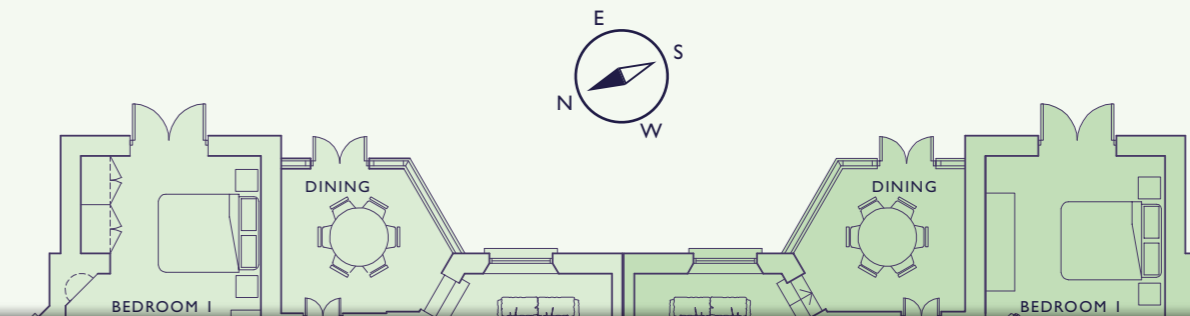
Travel time to Mount Juliet Estate
 Dublin Airport – 1 hour, 30 minutes
 Dublin city centre – 1 hour, 40 minutes
 Kilkenny – 20 minutes
 Shannon Airport – 2 hours, 20 minutes



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BLOCK A, GROUND FLOOR

Nº 52
 1270 sq ft
 BER C2 – E2



Nº 51
 1249 sq ft
 BER C2 – E2

SELLING AGENTS



118 Lr. Baggot Street,
 Dublin 2.
 Tel: 01 631 8402
 Email: sales@hookemacdonald.ie
 www.hookemacdonald.ie

SOLICITORS

EVERSHEDS

One Earlsfort Centre,
 Earlsfort Terrace,
 Dublin 2.
 Tel: 01 664 4200
 www.eversheds.com

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.