



A stunning Grade II Listed five bedroom Regency Style home

16 Park Terrace, The Park, Nottingham

£1,150,000 Freehold

savills



Grade II Listed Regency home • Highly sought after Park Estate location • Wealth of character throughout • 5 bedrooms • 5 reception rooms • Kitchen & breakfast room • Gymnasium • South facing rear gardens and cave

Local Information

The Park Estate is within walking distance of Nottingham City Centre and is considered one of the première residential locations within the area.

The Park itself offers a number of leisure facilities including a tennis club, bowls and squash club. The private estate sits within easy reach of excellent schooling to include the Nottingham High School and is also convenient for the city's Universities and hospital complexes.

Nottingham City Centre is 0.5 miles and the station is also 0.5 miles, from Nottingham there is a main line service to the rest of the UK and particularly London where a typical journey would take from 1 hour 30 minutes. Road links are excellent, with a number of major roads a short drive away, these include the M1, A46 and A52. East Midlands Airport is about 15 miles and will take approximately 30 - 40 minutes.

About this property

A fine Grade II Listed Regency style house, one of a group of the earliest to be built in The Park in circa 1829/32. Believed to be by Architect Peter F Robinson, who was retained by the 4th Duke of Newcastle to assist in proposals for the residential layout within The Park Estate.

The house forms part of an important parade of similar of period housing fronting Park Terrace and overlooking The Park and with far reaching views from the upper floors.

Spread over four principal floors and a basement floor. From the Park Terrace ground floor entrance a lovely hallway leading through to a fine sitting room with a front family room/library. Both rooms are of excellent proportions with fine cornice work and chimney pieces. The sitting room with shuttered sash windows and access to a balcony.

The lower ground floor has a hallway leading to the formal dining room with a feature fireplace surround, cast iron inset and again shuttered sash windows with access to a further balcony. Cloaks with wash hand basin and low level WC. To the front there is a wonderful "Plain English" fitted kitchen with a range of base and wall units with oak work surfaces, Belfast style sink unit, integrated fridge, dishwasher and a Britannia Range cooker. Access to a generous utility cupboard study area and breakfast room and separate access to a front open courtyard and stone steps up to Park Terrace.



To the upper floors there are five double bedrooms, two bathrooms and an en suite shower room.

The basement level provides further versatile accommodation, currently consisting of family room / bedroom 6, gymnasium, shower room, kitchen & wine cellar, plant / boiler room and access to the rear gardens.

Outside - The gardens enjoy and sunny aspect and are arranged over three levels. The principal terrace is laid to a mix of flagstones and pea gravel with a central stone staircase leading to the lower ground floor balcony. A wrought iron staircase leads down to the main lawned gardens that enjoys views over the Park estate. A thoughtfully landscaped garden that needs to be seen in order to be appreciated.

To the front of the property there are wrought iron railings, main entrance door to the property and stone steps leading down to the lower ground floor courtyard, this in turn gives access to the breakfast room and also access to the unique cave which has three compartments and power and light.

Tenure

Freehold

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.

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Park Terrace, The Park, Nottingham, NG1
Gross Internal Area 3872 sq ft, 359.7 m²

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
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The position & size of doors, windows, appliances and other features are approximate only.

 Denotes restricted head height

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