



## A fine example of a Grade II listed Georgian family home

**Clyde House, Westgate, Southwell, Nottinghamshire**

Freehold

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A magnificent Grade II listed Georgian house • Superbly restored and renovated with considerable care and style • 3 spacious reception rooms • A bespoke fitted dining kitchen • Study, utility and cloaks • 4 double bedrooms, en suite, family bathroom and shower room • Adjoining self contained cottage for rental, or dependant relative / guest accommodation • Wonderful private walled gardens backing onto open land •

#### Local Information

The property enjoys an enviable position set in the highly desirable Minster town of Southwell. Within easy reach of the excellent facilities in the town centre which boasts many independent traders and a good range of local cafes and restaurants. There is sought after primary and secondary schooling within easy access of the house including the Southwell Minster School. Southwell is best known as being the site of the Minster with its towers dominating the local skyline.

The market town lies some 15 miles from Nottingham and 9 miles from Newark-on-Trent and the main A1. Newark Northgate station provides regular rail links to London St Pancras in 72 minutes.

#### About this property

Clyde House is a stunning Grade II Listed Georgian home set in the renowned historic Minster town of Southwell. It enjoys an enviable position set back from the main road and approached through a front courtyard which provides parking and turning space. The property is mentioned in Nikolaus Pevsner's The Buildings of England and was noted as a substantial house in the town built between 1790 and 1820.

The house enjoys a superb location with south easterly facing

gardens adjoining the open parkland to the rear yet within easy level walking distance of the centre of Southwell. There are also views also across to the Minster.

The current owners have carried out extensive improvements and remodelling to create a home of great character and charm arranged over two principal floors with the added benefit of underfloor heating to the ground floor. There is also an adjoining self-contained two bedroom cottage.

Ground floor - Front entrance door opening into the entrance vestibule with built-in cupboards, tiled flooring, access to cellar and three sash window to the front. Main reception hall, with stairs to the first floor, oak plank flooring and door leading out to the rear terrace and gardens. Sitting room, full height double glazed sash window overlooking the rear gardens, working shutters, oak plank flooring and a wonderful Chesney fireplace surround finished in marble. Dining kitchen, full height double glazed sash window with shutters to the rear, oak plank flooring, bespoke base and wall units with Silestone work surfaces, Aga, 2 ring gas hob, steamer and plumbing for an American style fridge.





Dining room, oak plank flooring, exposed beams, Chesney fireplace surround with cast iron inset and gas coal effect fire, door to the rear and shutters. Family room, exposed beams, wooden flooring, fitted cupboard, feature fireplace surround with cast iron inset and double glazed sash window to the side. Cloaks, low level WC, pedestal wash hand basin, towel radiator and wooden flooring. Study / office, sash window to the rear, exposed beams and wooden flooring. Utility room / boot room, base and wall units, Belfast style sink unit, wooden work surfaces, tiled flooring roof lantern, wall mounted gas boiler and doors to the front and rear. Cloaks with low level WC and wash hand basin.

First floor - Landing with sash window to the rear, access to the roof and Victorian style radiator. Bedroom one, sash window overlooking the rear gardens, two Victorian style radiators and feature fireplace surround with cast iron inset. En suite bathroom, a delightful room with a vaulted ceiling, underfloor heating and exposed timbers, central bath with floor mounted mixer tap, wall hung WC and wall hung his and hers wash hand basins, fitted wardrobes, towel radiator and a walk in shower / wet area with water fall shower head, second shower head and body jets. This area also acts as a steam room. Bedroom two, sash window overlooking the rear gardens, fitted wardrobes, two old style radiators and feature fireplace surround with cast iron inset. Family bathroom, wall hung WC and wash hand basin, double ended bath, shower cubicle, tiled

floor, towel radiator and two sash windows with shutters. Bedroom three, double glazed sash window overlooking the rear gardens, feature fireplace surround with cast iron inset and old style radiator. Bedroom four, double glazed sash window to the side, further slider window and old style radiator. Shower room, low level WC, wash hand basin, shower cubicle, towel radiator and access to the roof.

Outside - To the front, a courtyard area providing car standing for numerous vehicles. To the rear - a generous full width terrace, stone sunken garden, formal lawned gardens, variety of mature trees and shrubs, working well with hand pump, walled gardens with gated access. The plot measures approximately 0.62 acres.

Self contained cottage - Entrance door opening into the entrance lobby. Sitting room, with window to the front and radiator. Kitchen, base and wall units, granite work surfaces, sash window to the side, 2 ring gas hob, electric oven, plumbing for washer and integrated dishwasher. Shower room, low level WC, wash hand basin, shower / wet area, towel radiator and window to the side.

First floor - Bedroom one, radiator, two windows to the side, built in cupboard and access to the roof. Bedroom two, sash window to the side and built in cupboard.

**Tenure**  
Freehold

**Local Authority**  
Newark & Sherwood Council,









Westgate, Southwell, Nottinghamshire, NG25

Gross Internal Area 3,795 sq ft, 353 m<sup>2</sup>

Annexe 696 sqft, 65 sqm

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**Clyde House, Southwel**  
Main House gross internal area = 3,795 sq ft / 353 sq m  
Annexe gross internal area = 696 sq ft / 65 sq m



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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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