



# Stunning recently restored Georgian Grade I home

**North Wing, Clifton Hall, Clifton Village, Nottingham**

Freehold

**savills**



Restored renovated and fitted to a wonderful standard throughout. Over 10,000 sq ft of accommodation, Clive Christian fitted units to all principal accommodation, stunning living breakfast kitchen linked to an orangery overlooking gardens, three spacious receptions with central restored garden room, leisure area, gym, spa room set to the lower ground floor, generous master bedroom suite with extensive high quality wardrobes and full en suite, two further bedroom suites plus laundry on the first floor, two additional bedrooms to the second floor further bathroom and fully fitted Clive Christian cinema room. Excellent privacy and security, gated and enclosed entrance, garaging, annexe, and lovely landscaped gardens. Exceptional position with easy access to Nottingham, East Midlands Parkway is approximately 5.6 miles providing trains to London St. Pancras 1 hr 22 mins approx. East Midlands Airport is some 9.4 miles.

### Location

North Wing comprises a substantial part of the Grade I Listed Clifton Hall dating from the late 16th Century by John Smythson with later alterations and additions. The property enjoys an enviable location set to the edge of the historic and sought after Clifton Village with wonderful views and a private aspect. Nottingham city centre lies within easy reach and the readily accessible A453 provides rapid access to the M1 Motorway, A50 across to Stoke and the M6 and the M42 to Birmingham and beyond. East Midlands Parkway is approximately 5.6 miles providing

trains to London St. Pancras 1 hr 22 mins approx. East Midlands Airport is some 9.4 miles.

### Description

North Wing, Clifton Hall is without doubt one of the region's highest calibre renovations and refurbishments of a stunning period home recently completed to the exacting and detailed standards of the current owners.

The original property by John Smythson was remodelled in 1779 by John Carr of York and boasts important architectural detailing and includes a mention in the Buildings of England by Nicklaus Pevsner.

The main house is set over three principal floors plus a glorious vaulted lower ground floor area which has been skilfully renovated and improved to create a wonderful leisure area including gym, spa, games room and bar.

Attention to every detail throughout the recent renovation sets the property apart from everything else within the region. The principal kitchen and living/ reception areas have all been remodelled and include Clive Christian fitted units, detailed cornice and wonderful period chimney pieces sourced from the renowned London supplier Jamb.

The layout of the property ensures that full use can be made of the carefully linked ground floor living space all set around a wonderful full height central cantilevered stone staircase hallway. Set between the drawing room and the living kitchen is a carefully created internal garden room with central water feature and statue water feature including a full height wall of bespoke antiqued glass again





sourced by a London supplier. The heart of the ground floor is the Clive Christian bespoke kitchen which links through to very generous orangery which overlooks and has direct access out to the terrace and gardens.

To the main first floor is the magnificent master suite and linking through to a U-shaped large dressing room fully fitted with high quality units and onto a glorious and spacious full en suite bathroom.

There are two further bedroom suites on this floor, both with en suite bathrooms and one also adjoining a dressing room. The laundry/utility is also set off the rear landing area, fully fitted to a high quality.

To the second floor there are two additional generous bedrooms, one currently used as a snooker room and a further generous well fitted and presented bathroom. In addition there is a carefully conceived and created cinema room with concealed screen housing and projector and bespoke unit housing the extensive media centre with Sonos music and speakers and Sky and Apple TV available remotely throughout the property.

The main entrance to Clifton Hall is through remote control gated entrance and also onto the secondary remote controlled gated entrance which leads to the side courtyard and parking area and separate annexe currently created as staff accommodation with an adjoining generous garage.

There are generous paved areas and lawned gardens with box hedging with central pond and water feature.

### **Accommodation Ground Floor**

Entrance porch with panel door and fanlight over to stone tiled reception hall, cloakroom with handmade cabinets, inset sink, bidet, integrated hand basin to a marble top.

Inner staircase hall with links through to all of the principal ground floor rooms.

Drawing room set to the front of the property, glorious principal reception room with high ornate detailed plaster ceiling, coving and fine period marble chimneypiece set with a raised grate. Study/sitting room with return door to dining room and drawing room. This is a stunning room with a fine period carved marble chimney piece set to a polished raised grate, ornate detailed ceiling and high quality built in bar with illuminated cabinets.

Dining room with a detailed high ornate ceiling, double doors leading through to the reception hall with pillars and capital pediment over, built in Clive Christian dresser and cabinets with side board and glazed internal windows through to the staircase hall.

Garden room with return doors to drawing room, living kitchen and staircase hall, stone floor and central stone pond with central water feature. Central rooflight over and a wall an antiqued mirrored glass by a London supplier.





Living breakfast kitchen area with double doors through from garden room and reception hall, fully fitted again by Clive Christian with fine cabinets and deep carved marble and granite working surface.

Carefully integrated extensive refrigerator and pull out freezer drawers, Chambord twin ceramic sinks, Miele integrated dishwasher, Aga range with side companion cooker, integrated television over. Stone flooring throughout and linking through to the adjoining orangery with twin roof lanterns, wide opening windows and French doors leading out to the terrace and gardens beyond. Marble chimney piece and gas log fire and extensive range of fitted window seats and matching large feature mirror with concealed TV set behind.

There is a walk-in larder off the main kitchen with a deep built-in wine fridge, side storage and larder area.

The stunning cantilevered stone staircase rises to the first floor and also leads down to the renovated and restored lower ground floor which offers a range of leisure space including:

A gym with deep storage area, spa/relaxation room with mosaic benches and lounges, walk-in shower area and separate area with steam and separate sauna with glazed fronts. Also a W.C and hand basin set within the spa room. Two general stores and further lobby leads through to an additional cloakroom and W.C and onto a games room/bar with flag flooring and built-in bar and separate door with stairs leading up to the side courtyard area.

The principal staircase rises to a first floor landing and on to the

outstanding master bedroom suite with detailed ceiling, high period marble chimney piece set to a polished grate and leading through to extensive U shaped his and hers dressing areas, fitted to an exceptional and high quality standard throughout with extensive fitted wardrobes and cabinets, dressing table unit and sliding pocket doors leading onto the spacious marble en suite bath room with copper effect freestanding bath and raised period shower enclosure, mirrored concealed wall mounted TV, twin inset wash hand basins and bespoke cabinets and an integrated low suite W.C, full marble walls and floors with underfloor heating.

There are two further generous bedrooms set on the first floor one benefitting from a generous en suite dressing room and both with high quality en suite bathrooms each with twin wash hand basins set in bespoke cabinets and the very highest quality fitted units.

There is a useful utility/laundry set off the rear landing with an inset sink unit within granite tops with Miele appliances.

The second floor offers two further generous bedrooms, one currently used as a snooker room and a further luxurious bathroom. There is also a carefully created cinema room with bespoke screen and cabinets, surround sound and concealed projector and comms cupboard including Sonos sound system, Sky and Apple TV.

The property enjoys a very private setting through two separate remote controlled gated access points. There is a deep lawned front garden and side courtyard and parking area





together with generous deep terrace and mature lawns with box hedging and a stone circular pond and central water feature.

A coach house/annexe is set to the side of the property currently used for staff accommodation and arranged as a sitting room with a kitchen area, shower room and W.C and double bedroom. There is generous double garaging, remote doors.

Full central heating is installed by high performance European heating system with radiators all set within bespoke cabinets.

### General Information

**Tenure** Freehold

**Services** Mains drainage, electricity, water and gas are understood to be connected to the property.

**Viewing** Strictly by appointment with Savills.



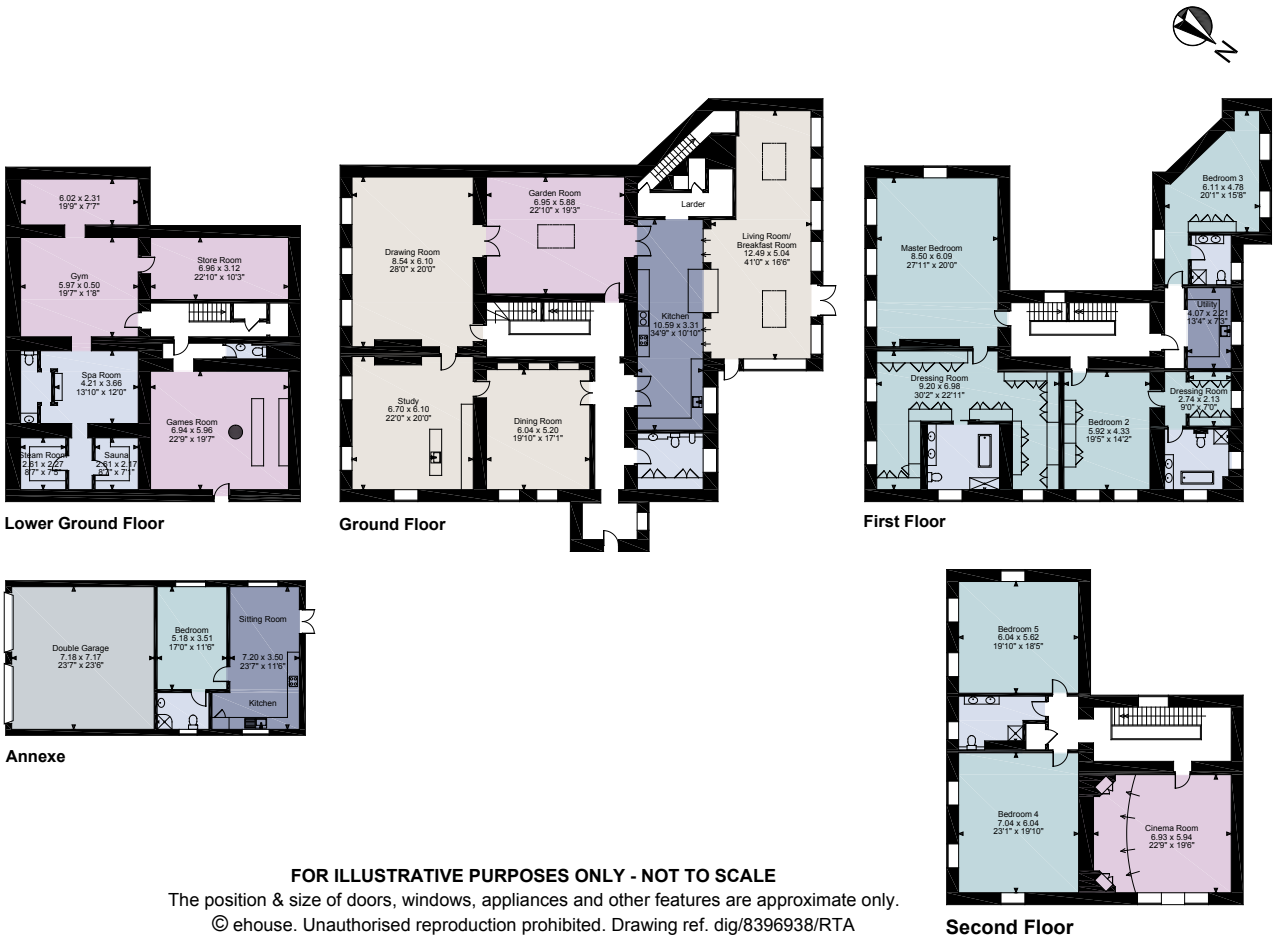
**North Wing, Clifton Hall, Clifton Village, Nottingham**  
**Main House gross internal area = 10,148 sq ft / 943 sq m**  
**Garage gross internal area = 554 sq ft / 51 sq m**  
**Annexe gross internal area = 553 sq ft / 51 sq m**



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