



A stunning Grade II listed period residence

34 The Ropewalk, The Park, Nottingham

Freehold



Approx. 5800 sq ft of accommodation • Three reception rooms • Recently installed bespoke kitchen • Six bedrooms • Generous car parking and garage • Granted planning for further development

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.

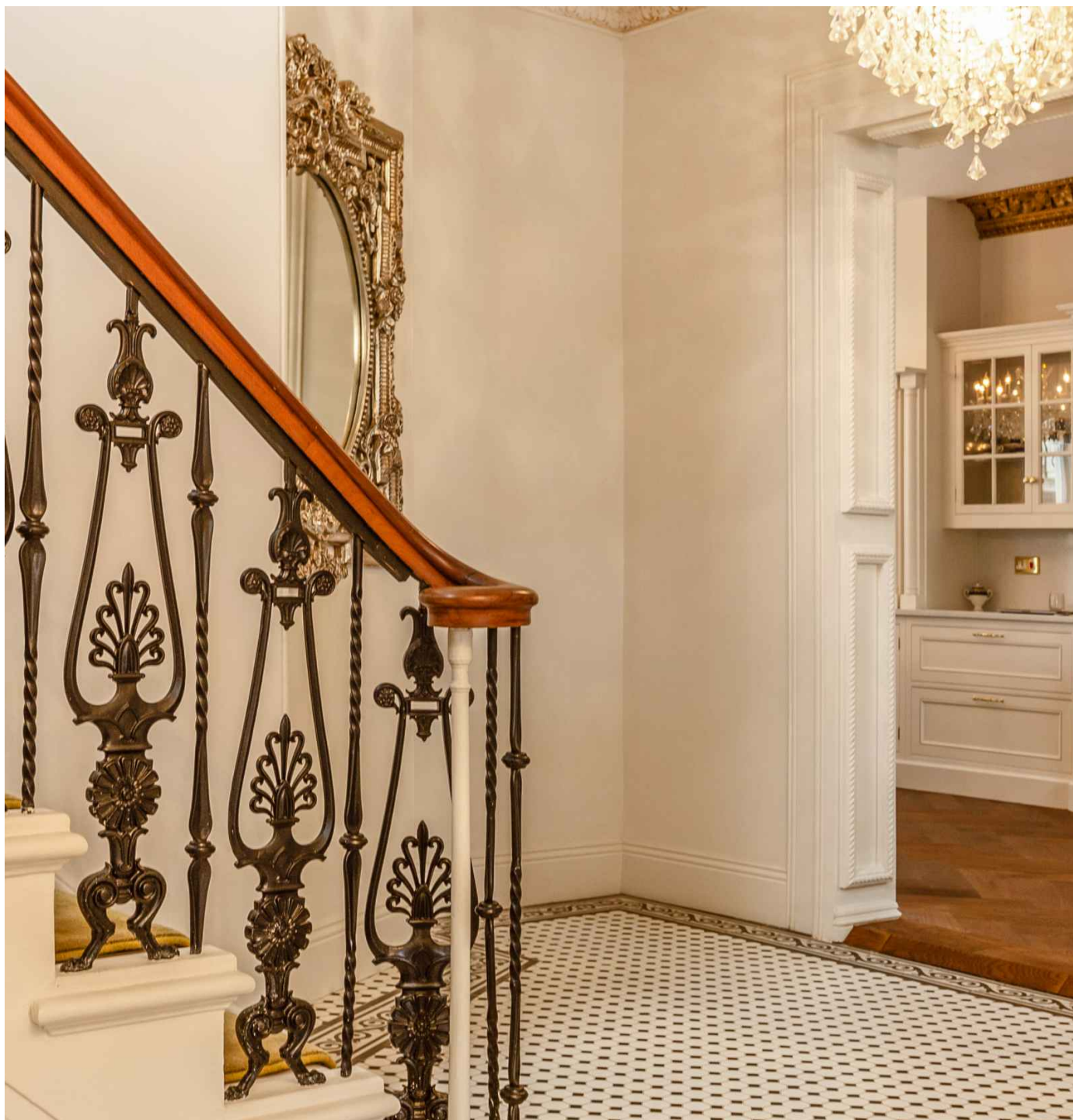
Nottingham City Centre is 0.5 miles and the station is also 0.5 miles, from Nottingham there is a main line service to the rest of the UK and particularly London where a typical journey would take from 1 hour 30 minutes. Road links are excellent, with a number of major roads a short drive away, these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

About the property

A magnificent Grade II listed period residence situated in the highly sought after Park estate.

Ground Floor - front entrance door opening through to the reception hall, tiled floor, a magnificent staircase to the first floor with wrought iron balustrades and oak handrail and a leaded window to the side elevation. Doors leading off to:

Living / dining kitchen, a magnificent room with bespoke handcrafted units by Harvey Jones, Quartz work surfaces with feature double ogee edges and inset Belfast sink unit with Quooker kettle tap, herringbone oak block floor, appliances to include: coffee machine, electric oven, wine fridge, American style fridge freezer, a wonderful La Cornue range cooker with cooker hood above and brass hot water tap. Full height bay window overlooking the front terrace and feature hand painted cornicing. Opening through to the dining area with a feature fireplace surround, continuation of the herringbone oak block floor and a superb full height bay window to the front elevation.





Guest bedroom, tiled floor, bay window to the rear elevation, feature fireplace surround with inset log burner and freestanding roll-top Victorian style bath with claw feet and wall light points.

First Floor – landing, leaded window to the side elevation, herringbone oak block flooring and doors leading through to

Sitting room, a stunning room with herringbone oak block flooring, three cast iron radiators, feature marble fireplace surround with iron open log grate and open fire, panelling to picture rail, feature frieze to the ceiling and ceiling rose, wall light points, bay window to the rear elevation and leaded window to the front elevation.

Principal bedroom, herringbone oak block floor, feature fireplace surround with inset log burner, column radiator, bay window to the front elevation with fitted shutters and wall light points.

En suite bathroom, wet/shower area with rainwater shower head, freestanding oval bath, towel radiator, vanity unit incorporating twin wash hand basins, sash window to the rear elevation, wall light points, WC with high cistern and tiled flooring with underfloor heating.

Bedroom 2, feature fireplace surround with cast iron inset and tiled side slips, wall light points, square bay window to the front elevation with fitted shutters, cast iron radiator and a wonderful freestanding copper slipper bath.

Second Floor –

Bedroom 4, sash window to the rear elevation, radiator and wall light points.

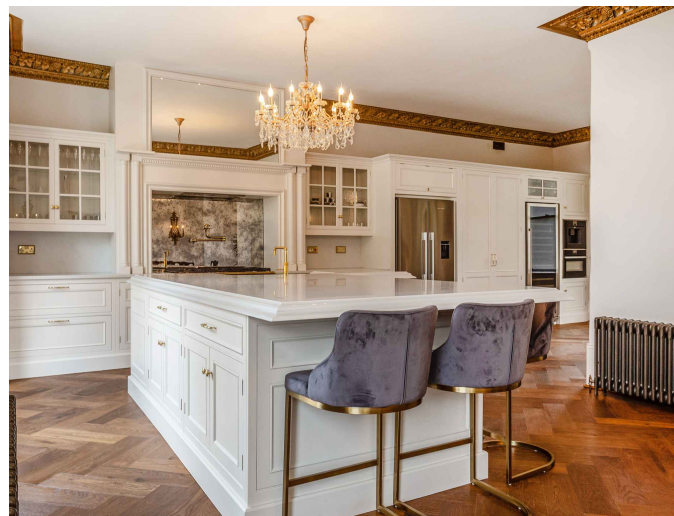
Bathroom, panelled bath, shower cubicle, two round wash hand basins, sash window to the rear elevation, cast iron radiator and towel radiator.

Games room/entertainment room, two sash windows to the front elevation, feature fireplace surround with inset stove and two radiators.

Kitchenette/bar, base and wall units with work surfaces incorporating stainless steel sink unit, gas hob, electric oven, microwave, cooker hood, fridge freezer and dishwasher.

Stairs to Third Floor – access to mezzanine room overlooking the games room with a radiator, window to front elevation.

Attic room and further storeroom.





Lower Ground Floor –

Bedroom 5, two windows to the rear elevation and radiator, access to storeroom, potential gym.

Bedroom 6, bay window to the rear elevation, cast iron radiator, feature fireplace surround.

En suite shower room, tiled floor with underfloor heating, low level WC, shower enclosure and vanity incorporating twin wash hand basins.

Laundry/utility room with base unit incorporating stainless steel sink unit, plumbing for washer and vent for tumble dryer.

Plant room with wall mounted gas boiler and built-in communications cupboard and CCTV.

OUTSIDE - To the front, the property is approached off Park Terrace via twin wrought iron remote gates and onto the generous gravel driveway providing car standing for numerous vehicles. The gardens have been beautifully landscaped with an ornamental fountain being the centre piece, raised borders and a generous full width patio/sun terrace ideal for outdoor entertaining.

To the rear of the property there is access off The Ropewalk leading to the single garage with up and over door and power and light and also access to the lower ground floor.

Agents note: planning permission has been granted by Nottingham City Council for alterations and a roof extension.

Ref: 20/02286/PFUL3 . Plans are available for inspection and will include a spa area to the lower ground floor and additional space on the third floor.

Tenure
Freehold

Viewing
Strictly by appointment with Savills.





Approximate Area = 547.1 sq m / 5889 sq ft (Excluding Mezzanine)
Including Limited Use Area (10.4 sq m / 112 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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