



Attractive, period 6 bedroom detached residence

The Old Post House, 745 Wollaton Road, Wollaton Nottingham

Freehold - Guide Price - £1,350,000



Highly desirable residential location • In excess of 4000sq ft of principal accommodation • Delightful plot of 0.36 acres • Six double bedrooms & 2 bathrooms • Large outbuilding with development potential STPP

Location

Wollaton is a highly regarded residential suburb on the outskirts of Nottingham city centre, being extremely well placed for the services and amenities available within the city. Wollaton offers a range of local shops and amenities situated less than one mile away on Bramcote Lane. A school bus service from Wollaton Road provides transport to independent schools, Trent College in Long Eaton and Nottingham High School.

Wollaton Hall was built between 1580 and 1588 for Sir Francis Willoughby and is believed to be designed by the Elizabethan architect, Robert Smythson, who had by then completed Longleat in Wiltshire.

Wollaton Park has also been host to many large events and concerts. As well as the array of retail and leisure facilities, Wollaton also provides good access to the M1 via the A52 to the South and the A610 to the North. The M1 is 9.4 miles away.

Description

The Old Post House occupies a pleasant 0.36 acre plot in the heart of the desirable suburb of Wollaton.

Dating back to the early 1800's the property retains a wealth of period features and is arranged over three storeys, offering in excess of 4000sq ft of principal accommodation. The large, two storey outbuilding, previously used as stables and hay store, presents a rare development opportunity (subject to the necessary planning consents) to be used as ancillary accommodation, studio or offices. The double frontage and Boston ivy clad exterior add to the unique charm of The Old Post House, alongside the claim that one of the first floor bedrooms is where Nicholas Monsarrat wrote 'The Cruel Sea', a well renowned novel penned in the late 1940's

Accommodation

Whilst the property would benefit modernisation of the internal fixtures and fittings, the rooms are of generous proportions, arranged over three storeys with three ground floor reception rooms, five first floor bedrooms two bathrooms and a sixth bedroom at second floor level.





Entrance Hall - Spacious hallway, laid with part flagstone, part quarry tiled floor displaying exposed beams and allowing access to the extent of the ground floor accommodation to include the WC which is directly accessible off the entrance hall and the cellar.

Breakfast Room - Enjoying views over the front garden, the breakfast room presents an informal seating area, holding low level storage cupboards and original wall mounted display cabinets.

Kitchen - Neighbouring the breakfast room is the well-proportioned kitchen, set to the rear of the property with a dual aspect view.

Incorporating a range of base and wall units with laminated work surfaces and appliances such as Neff microwave, Neff electric oven, two electric hobs, stainless steel sink and drainer and a free standing gas oven. Space and plumbing for a dishwasher is also provided in the kitchen, whilst the generous larder also doubles up as a utility, with space and plumbing for a washing machine and fridge freezer.

Dining Room - Having once been the Post Office to the village, the large dining room is now an impressive formal seating area, featuring a dual aspect view, exposed beams, built-in cupboards and display cabinet, a quarry tiled floor and an open fire with timber surround.

Sitting Room - A lovely dual aspect reception room, set to the rear of the property enjoying views over the garden with solid oak strip flooring, a focal point open fire with timber surround and mantle and double doors into the conservatory.

Conservatory - Also accessible off the entrance hall, the delightful conservatory is laid with a tiled floor and overlooks the rear garden with a set of French doors leading out.

First Floor - Stairs ascend from the entrance hall to the spacious, first floor landing and on to the accommodation at this level, which briefly comprises five double bedrooms; two large doubles to the rear of the property and three smaller double bedrooms to the front elevation. Bedroom one benefits access to the four piece, Jack and Jill bathroom, as does bedroom three, whilst the second bedroom neighbours a small study which could be converted into an en suite or dressing room should an incoming buyer wish to so do. There is an additional bathroom and separate WC to the south elevation.

Second Floor - An additional double bedroom with eaves storage and a hand wash basin is situated to the second floor, alongside a store room. All bedrooms and bathrooms benefit one or more fitted cupboards.





Outside

A gated, gravel laid drive leads to a parking area in front of the outbuildings and on to a large garage with internal power, lighting and water. Directly to the front of the property is a private, immaculately maintained garden with an area of lawn and a heavily planted and well established border of plants shrubbery and trees, including a mature mulberry.

The rear garden is also very private, enjoying a south westerly aspect and is predominantly laid to lawn with a gravelled seating area directly off the conservatory, tree lined borders and a further seating area which is covered by an attractive wrought iron pergola.

General Information

Tenure

Freehold

Services

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills.

Council Tax

Nottingham City Council - Tax band G





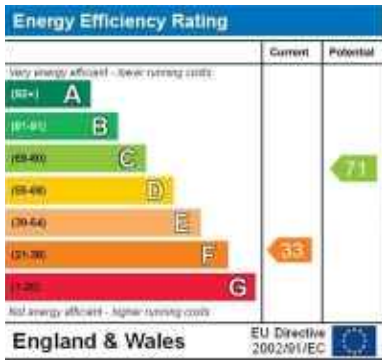


Approximate Area = 386.4 sq m / 4159 sq ft
Garages = 42.3 sq m / 455 sq ft
Outbuildings = 99.7 sq m / 1073 sq ft
Total = 528.4 sq m / 5687 sq ft
Including Limited Use Area (20.5 sq m / 221 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 303036

For identification only. Not to scale. © 220715LB



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

