



A commanding period Grade II listed duplex residence

Mevell House, 7 Newcastle Circus, The Park, Nottingham

Leasehold (993 years remaining)

savills



Highly sought after Park Location • A wonderful period Duplex Residence • Grand & Elegant Interiors • Four Double Bedrooms • Three Attractive Bathrooms • Large Modern Dining Kitchen • Two Impressive Reception Rooms • Fabulous Grand Hallway • Summer House / Home office • Beautifully landscaped gardens & double garage

Local Information

The Park Estate is one of Nottingham's premier residential locations having been created out of the former deer grounds of Nottingham Castle and has a number of fine period properties attributed to notable architects including TC Hine, Watson Fothergill and A J Mandella.

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 rare visitor to the open market is this substantial and impressive Victorian residence. Boasting over 4400 Sqft of living space with impressive characteristics, this magnificent home affords a wealth of features which will appeal to the most discerning of purchasers and offers the sort of comfort and convenience than one would expect in a property of this grandeur.

Ground floor - A grand entrance vestibule opening through to the formal reception hall.

Reception hall, let the grandeur begin with high ceilings feature cornice and centre roses, wood strip flooring, stairs to the first floor with feature balustrade and hand rail.

Sitting room, a feature marble fireplace surround with inset open fire, three radiators, wood strip flooring, bay window to the side elevation and further window to the front elevation.

Family room / dining room, feature fireplace surround, built in cupboard and window to the side elevation.

Dining kitchen, a wonderful light and airy room with windows to both the side and rear elevations, feature marble fireplace surround, base units with marble work



surfaces with inset stainless steel sink unit, 5 ring gas hob, two electric ovens, integrated dishwasher, marble splash backs, built in larder cupboard and wood strip flooring.

Boot room with window to the front.

Cloaks, low level WC, circular wash hand basin, tiled floor and two windows to the rear.

Stone steps giving access down to the cellar.

Stairs from hallway to half landing, with a spectacular leaded window to the side elevation. Further stairs to:

First floor - Landing, with window to the front looking over Newcastle Circus.

Principal bedroom, sash windows to the side and rear elevations and access to:

En suite bathroom, free standing roll top bath, low level WC, wall hung wash hand basin, shower / wet area and tiled flooring.

Dressing room, parquet flooring and a range of built in wardrobes.

Bedroom 2, feature fireplace surround and sash window to the side. En suite shower room, low level WC, wash hand basin, shower / wet area.

Bedroom 3, bay window to the side elevation. Access to:

Jack n Jill bathroom, cast iron roll top bath, pedestal wash hand

basin, WC, wood strip flooring and frosted window to the front.

Bedroom 4, sash window to the front.

Outside - The property is accessed via remote entrance gates opening onto the block paved driveway, additionally there is a remote pedestrian wrought iron gate. The gardens are beautifully landscaped with deep borders with a variety of mature trees and shrubs. A generous full width flagstone terrace with steps leading down to the main lawned gardens and three magnificent magnolia trees.

Access from the terrace to the home office / summer house. A stunning room to work from with double doors, vaulted ceiling and measuring circa 420 sqft. A room that needs to be seen to be appreciated.

Detached garage, a rarity for this location. Doors opening off Newcastle Circus, side door opening into the gardens.

Tenure

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Energy Performance

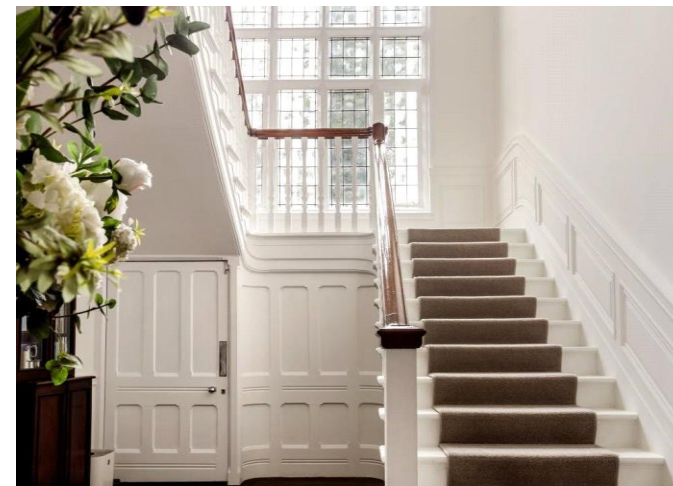
EPC Rating = Exempt

Viewing

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

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Mevell House, 7 Newcastle Circus, The Park, Nottingham

Gross Internal Area 4005 sq ft, 372.1 m²

Office / Summer House 418 sq ft, 38.8 sq m

Cellar 198 sq ft, 18.4 sq m

Garage 383 sq ft, 35.6 sq m

Total 5004 sq ft, 464.9 sq m



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Approximate Area = 372.1 sq m / 4005 sq ft (Excluding Void)

Cellar = 18.4 sq m / 198 sq ft

Garage = 35.6 sq m / 383 sq ft

Office & Store = 38.8 sq m / 418 sq ft

Total = 464.9 sq m / 5004 sq ft

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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