

Old Post House | 745 Wollaton Road | Wollaton | Nottingham |

Robert Ellis
RESIDENTIAL



Features

- A charming and Individual six Bedroom extended Detached House.
- Extensive property and grounds extending from Wollaton Road to Dovecote Drive
- Available to the Market for the First Time in 60 years
- Offers Large and Mature Landscaped Gardens
- Situated in the Heart of Wollaton Village
- Extensive and Versatile Accommodation Arranged over Four Floors
- Offers an Abundance of Original Character and Charm
- Detached Outbuildings/barn with Great Potential
- Well Placed for Local Shops, Schools, Library, Transport Links, Wollaton Hall and Deer Park

A wooden panelled entrance door leads to a generous hallway/reception area.

Spacious Entrance Hallway/Reception Room

13'4" decreasing to 9'10" x 15'11" (4.08 decreasing to 3.01 x 4.86)
Part flagstone floor, wooden window with secondary glazing, radiator, stairs off to first floor landing and stairs down to cellar.

WC

Wood window with secondary glazing, WC, wash hand basin inset to vanity unit.

Lounge

21'9" x 13'11" (6.63 x 4.26)
Two wooden windows with secondary glazing, oak flooring, two radiators and fire with Adam style marble surround and hearth.

Conservatory

21'0" x 13'1" (maximum overall measurements) (6.42 x 4.00 (maximum overall measurements))
With marble tile floor, double patio doors to the rear garden. radiator and windows.

Dining Room

20'7" x 14'9" (6.28 x 4.52)
Three windows with secondary glazing, quarry tiled flooring, three radiators, open fire with Adam style surround and fitted cupboards.

Breakfast Room

12'10" x 11'10" (3.92 x 3.62)
Wooden window with secondary glazing, radiator, fitted cupboards and recess within the chimney.

Kitchen

18'11" x 15'1" decreasing to 7'5" (5.77 x 4.60 decreasing to 2.27)
With an extensive range of fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap and double drainer, Beko gas cooker, further inset electric hobs, inset Neff electric oven and microwave, plumbing for a dishwasher, two wooden windows, radiator and door to the exterior.

Walk in Store

8'0" x 7'2" (2.46 x 2.19)
With fitted shelving, window and plumbing for a washing machine.

Stairs off to a Generous First Floor Landing

Window with secondary glazing, stairs to the attic and walk-in cupboard.

A stunning and individual six bedroom detached property offering an abundance of character and charm sitting behind a walled garden in the heart of Wollaton. Additional area of garden now included.

WC

With WC, tiled flooring and window.

Bedroom One

18'9" x 15'1" (maximum overall measurements) (5.74 x 4.62 (maximum overall measurements))
Two wooden windows with secondary glazing, fitted cupboards and radiators.

En-Suite Bathroom

With WC, bidet, bath with Mira shower over, wash hand basin inset to vanity unit, inset mirror with fitted light and shaver point above, fully tiled walls, radiator, UPVC double glazed window and fitted cupboard, well insulated floors, walls and ceiling.

Bedroom Two

13'6" x 11'11" (4.13 x 3.65)
Wooden window with secondary glazing, radiator, fitted cupboards and cast iron fireplace.

Bedroom Three

12'0" x 10'1" (3.68 x 3.08)
Wooden window with secondary glazing, fitted cupboards and cast iron fireplace.

Bedroom Four

13'6" x 13'1" (4.13 x 3.99)
Two windows with secondary glazing, radiator, fitted cupboard, and cast iron fireplace.

Bathroom

With wash hand basin inset to vanity unit, bath with Mira shower over, fully tiled walls, cupboard, window with secondary glazing and wall mounted electric heater.

Study

7'0" x 6'11" (2.14 x 2.11)
Wooden window with secondary glazing and fitted cupboard.

Bedroom Five

19'2" x 13'11" (maximum overall measurement) (5.85 x 4.25 (maximum overall measurement))
Two wooden windows with secondary glazing, radiator, wash hand basin inset to vanity unit and fitted cupboard.

Stairs off to Second Floor

Bedroom Six

15'1" x 14'2" (with some limited head height) (4.60 x 4.32 (with some limited head height))
Wooden window with secondary glazing, wash hand basin inset to vanity unit and further large walk in attic space.

Cellars

The property benefits from two individual cellars:
Cellar One 4.59 x 3.67 housing the Ideal boiler and providing storage.
Cellar Two 3.67 x 3.27 providing excellent storage and currently being utilised as a wine cellar.

Outside

The property is approached from Wollaton Road via a gated driveway and a courtyard which provides ample car standing and has the two storey stable/barn and detached garage beyond. To the front of the property has beautifully manicured and landscaped garden affording a large degree of privacy with mature shrubs and trees and well stocked beds and borders. To the north is a large area of nascent wildflower meadow, which was previously the kitchen garden. To the rear the property has access to Dovecote Drive via a double solid wood gates and has a generous and landscaped garden with lawn, pond and paved patio, mature shrubs, and trees, stocked beds and borders, and near the house a stone seating area with pergola over providing shade, plus further large gravelled patio with stone seating edging which open to the sun.

Garage

18'0" x 15'5" (5.51 x 4.72)
Double timber doors to the front, window to the side and pedestrian door to the rear.

Stables/Outbuildings

Stable: 8.31 x 4.40 with window
Store One: 4.38 x 3.20 With a door, window and stairs off to first floor landing.
Store Two: 4.40 x 3.99 Double doors and a fitted cupboard.

The first floor is split into three different sections:

Room One: 5.50 x 4.49 with three windows.
Room Two: 4.47 x 2.70 With window.
Room Three: 4.99 x 4.38.

NB Potential purchasers should note that this has formerly been used as a stable and garage but could be converted into a variety of uses (subject to the necessary planning consents).



A stunning and individual six bedroom detached property offering an abundance of character and charm. This property simply must be viewed to be fully appreciated.

Tucked away in a secluded and enviable position within a walled garden in the heart of the village of Wollaton sits The Old Post House. A six bedroom detached family home with extensive gardens and an abundance of off-street parking.

A versatile detached property with incredible character and history, believed to date back to the 1800's, it has retained a wealth of original features and charm.

In brief, the stunning individual property offers: To the ground floor, a generous entrance hallway, WC, dining room, lounge, conservatory, family room, and dining kitchen with pantry/store room. Below are two cellars. Rising to the first floor are five bedrooms, two bathrooms, a WC and study. In the attic above is a further bedroom and a large storage room.

Outside the property has a gated driveway from Wollaton Road beyond which is a two storey stable/barn/garage, which could be utilised for a number of purposes subject to the necessary consents, plus a detached garage, on one side a large courtyard, as well as extensive and mature gardens to both front and rear with lawns patios, pond, well stocked beds and borders with mature trees and shrubs.

Available to the market for the first time in 60 years, the property benefits from chain free possession. Its potential can only be appreciated through viewing.



A Truly Once in a Lifetime Opportunity to Acquire this Six Bedroom Substantial Private Period Property.



For more information or to arrange a viewing call **0115 922 0888**

www.robertellis.co.uk

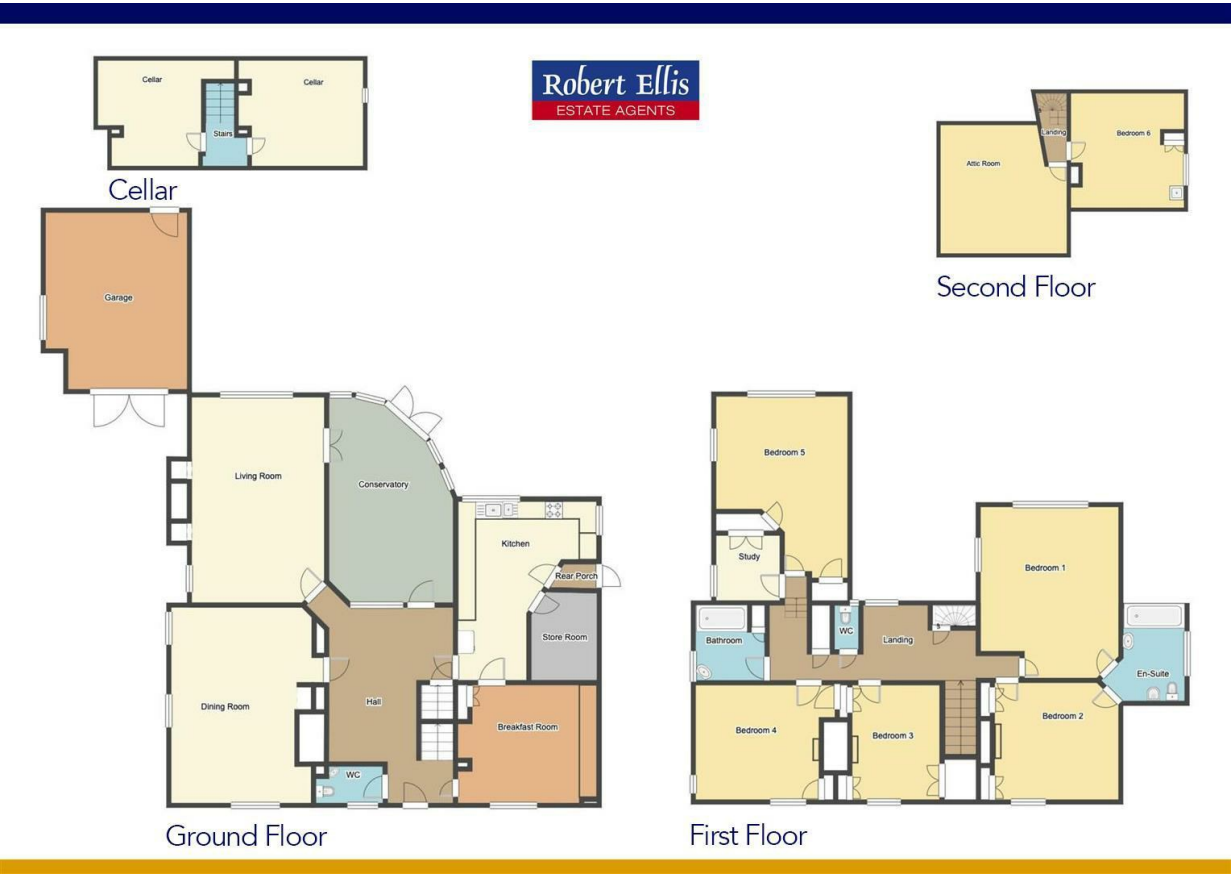


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.