

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

*Robert Ellis*

RESIDENTIAL





## Features

- A Charming and Individual Six Bedroom Extended Detached house
- Offers an Abundance of Original Character and Charm
- Available to the Market for the First Time in 60 years
- Displays Vast Potential for Re-Modelling and Development Subject to the Eventual Purchasers Taste
- Offers Extensive and Mature Landscaped Gardens
- Detached Outbuildings/Barn with Great Potential
- Situated in the Heart of the Village of Wollaton
- Well Placed for Local Shops, Schools, Transport Links, Wollaton Hall and Deer Park
- Extensive and Versatile Accommodation Arranged over Four Floors

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, 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 cupboard 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. This fabulous property simply must be viewed to be truly appreciated.

### 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.

### 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 via a gated driveway and courtyard which provides ample car standing and has the two storey stable/barn and detached garage beyond. To the front the property has a beautifully manicured and landscaped garden affording the property a large degree of privacy with mature shrubs and trees, lawn and well stocked beds and borders. To the rear the property again has a generous and landscaped garden with lawn, a gravelled patio, mature shrubs and trees, stocked beds and borders and a stone seating area with pergola over, providing shade.

### 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).





Tucked away in a secluded and enviable position behind a walled garden in the heart of the village of Wollaton sits The Old Post House, a charming six bedroom detached family home with extensive gardens and outbuildings.

A versatile detached property with incredible character and history, believed to date back to broadly 1800 it has retained a wealth of original character and charm. It also displays a fabulous opportunity for the incoming purchaser to upgrade and re-model to their taste and requirements.

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

Outside the property has a gated driveway beyond which is a garage and two storey stable/barn which could be utilised for a number of purposes subject to the necessary consents and extensive and mature gardens to both front and rear with lawns, patios, well stocked beds and borders and mature shrubs and trees.

Available to the market for the first time in 60 years, the property benefits from chain free possession and displays considerable development potential that can only be truly 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**

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# Old Post House | 745 Wollaton Road | Wollaton |



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 33

Environmental Impact (CO<sub>2</sub>) Rating: 71

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.