

DISTINCTIVE
HOMES
by



47 Castle Gate, Nottingham

NG1 6AF

www.fhpliving.co.uk

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£875,000

An impressive Grade II listed Georgian town house built within the latter part of the 18th Century. Within walking distance of the City Centre and its associated amenities.





- Wealth of features and characteristics
- South facing terrace/Substantial accommodation/ One Car Parking Space
- Beautifully presented/Boasting over 3,500 Sq ft of space
- Central location/Close to historic landmark Nottingham Castle
- Four luxurious bath/shower rooms
- Open plan lounge/diner and kitchen
- Beautifully appointed Drawing Room
- Four Double bedrooms
- Versatile Lower Basement Room
- Utility/WC





FHP Living feel privileged to be offering for sale such a rare visitor to the open market in this fabulous beautifully presented Georgian townhouse boasting over 3,500 Sq ft of space including the basement.. With the accommodation creatively arranged over five floors and within minutes of the City Centre with its array of shops, bars restaurants and theatres, the location is one that should not be missed!

Situated opposite the locally renowned restaurant World Service and lying close to the City's historic famous Nottingham Castle. Affording a wealth of features and characteristics to include an alarm system, rear landscaped terrace, underfloor heating in the bathrooms, one car parking space behind the property, high level ceilings in part, decorative cornicing and attractive feature windows.

With the accommodation briefly comprising; entrance hall with WC and a spacious open plan lounge/kitchen/diner with contemporary units, including a large island unit and appliances. To the first floor, there is a drawing room, guest bedroom/study with luxurious shower room. Whilst the second floor features the large master bedroom and en-suite bathroom and a guest bedroom with en-suite with a further bedroom lying to the top floor with architectural features such as beamed ceilings and also a shower room with modern suite.

The extensive accommodation of this property also features lower floor versatile space.

In addition there is access to a rear south facing terrace and viewing is essential in order to fully appreciate the living space on offer.

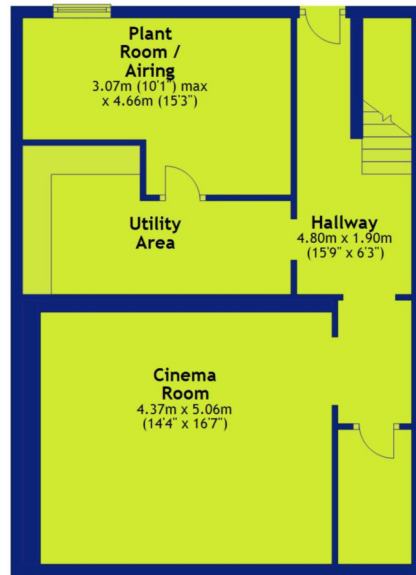
Situated in close proximity to the corner of medieval St James's Terrace and St James's Street, two of Nottingham's five original lanes. These five lanes created Nottingham's great medieval thoroughfare and were known as Mount Street, St, James Street, Friar Lane, Hounds Gate and "Castle Gate".





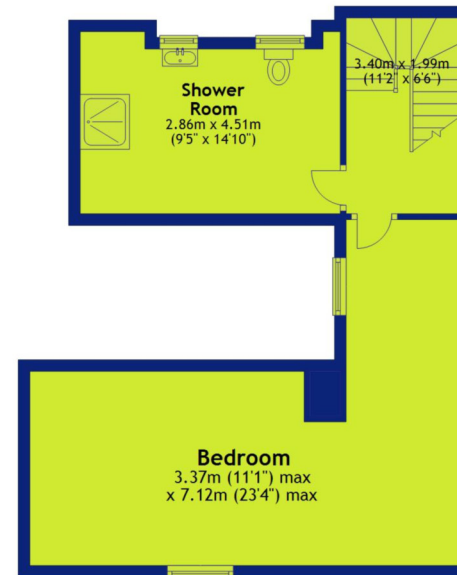
Lower Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



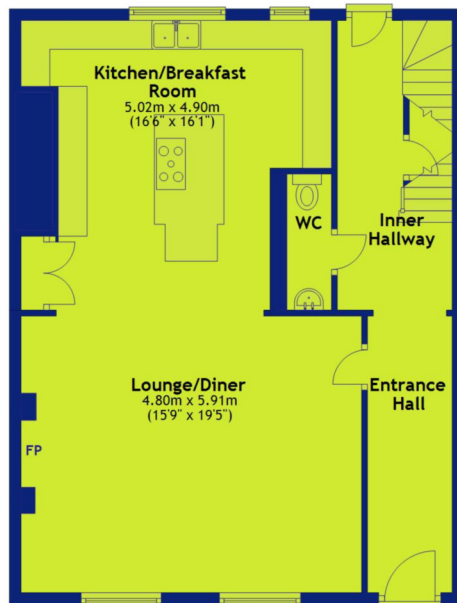
Third Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



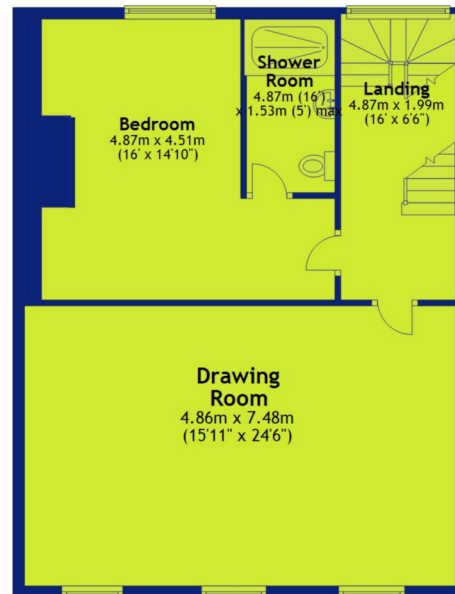
Ground Floor

Approx. 72.3 sq. metres (778.7 sq. feet)



First Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



Second Floor

Approx. 78.7 sq. metres (847.3 sq. feet)



Total area: approx. 339.1 sq. metres (3650.1 sq. feet)



Nottingham
Castle

The Park Estate was originally created from Nottingham Castle's deer park and is now recognised as one of Nottingham's finest residential locations, with properties designed by notable architects PF Robinson and Watson Fothergill.

By the late 1800's The Park was recognised as more of an estate with some 400 houses being erected by 1887. Former residents of The Park include national figures such as Sir Paul Smith and Sir Jesse Boot.

It is a thriving community with its own residents' website

www.theparknottingham.co.uk. It boasts one of the largest gas street lighting systems in Europe and a skyline including the castle which makes it particularly atmospheric at night.

One of the reasons for The Park's popularity is its proximity to some of the best private schools in the region. Both the Boys and Girls High Schools have a national reputation of academic and sporting excellence whilst St Joseph's offers high educational standards with exceptional pastoral care.

The Park Estate offers a tranquil haven with the buzz of the city just minutes away. Nottingham Playhouse, offering the theatre along with 'Cast' restaurant and bar. Other restaurants include the recently opened and very popular Brown's, Hart's, which has a modern British style and a boutique hotel with 32 bedrooms, and World Service – the 'Best Overall Restaurant' in Nottingham's prestigious restaurant awards for a record four years, is testament to World Services quality.

The Park's Squash Club has 10 squash courts, a fully equipped gym, saunas, steam rooms and a bar and restaurant, whilst adjacent is The Park Tennis Club with over 200 members, 5 all-weather courts, 3 artificial grass all-weather courts, a beautiful club house and qualified coaches.



Nottingham High School
High School



Nottingham Girls High School
High School



The Park
Tennis Club



World Service
Restaurant Lounge Bar



Harts
Restaurant Lounge Bar

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Interested in this home?

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