

DISTINCTIVE
HOMES
by



Adams Hill

Nottingham, NG7 2GZ

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A remarkable property designed with exquisite detail, in the idyllic enclave of Adams Hill, blending the charm of Arts and Crafts architecture with modern luxury. This home, set on over half an acre, backs directly onto the serene expanse of Wollaton Park and the prestigious Wollaton Park Golf Course, offering the ultimate combination of privacy, luxury, and access to nature.

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Approached via a twin-gated driveway, the house sits proudly behind its own walled entrance, creating an impressive first impression. The twin gabled Tudor-inspired façade with wide frontage and lush, mature gardens sets the tone for the grandeur that awaits inside.

Surrounding the home are meticulously manicured lawns, mature trees, and well-stocked borders. At the heart of these grounds lies a heated outdoor swimming pool, recently re-lined, with a York stone terrace, alongside a small changing room and a boiler/pump room, adding resort-like amenities to your everyday life.

The home opens into a grand reception hall with parquet woodblock flooring and a dramatic minstrels' gallery overhead. A brick-surrounded open fireplace and warm wood details evoke timeless elegance. The sitting room, which is the heart of the home, has a majestic space featuring three-quarter panelled walls, a wide bay window with a seat, and a deep inglenook fireplace complete with built-in bookshelves, built-in drinks cupboard and an open grate hearth. Adjacent to the sitting room, this study is a functional yet beautifully detailed space with custom-built desks, cupboards, and bookshelves. Doors offer direct access to the terrace and gardens, perfect for working while enjoying garden views. The dining room, featuring intricate cornicing and a wide bay window that captures the front gardens, the room's focal point is a stunning beaten copper chimney piece and a stone hearth—an ode to the Arts and Crafts influence that permeates the home.





The kitchen does not disappoint. Featuring a four oven Aga stove, Smeg gas hob, and ample storage, this room is designed for both practical cooking and informal gatherings. The adjoining breakfast room is a light-filled space with bay windows offering picturesque garden views.

On the first floor the master bedroom is a private haven with sweeping views across the park and also benefiting from a walk-in wardrobe space. The en-suite features twin wash basins set in granite, a spacious walk-in shower, and underfloor heating—luxury at every turn.

There are four additional bedrooms, with each one exuding character, with bay windows and bespoke fitted cupboards, offering ample space and natural light. One bedroom also includes an en-suite shower room, while others share a refined family bathroom with modern fittings and underfloor heating.

An expansive roof void provides the opportunity for further development, with plans already drawn to convert the space into three additional bedrooms.



The grounds of The Shire are designed to impress. From the York stone terraces with separate sitting areas, to the heated swimming pool, every detail is crafted for outdoor enjoyment. The direct access to Wollaton Park from the rear garden, along with the backdrop of the golf course's 18th fairway, adds an exclusive touch to this magnificent home.

A tandem garage with drive-through capability, additional storage in a workshop, and a utility room offer practical solutions for modern living. There's also a separate boiler room ensuring efficient heating throughout the home.

The Shire represents a rare fusion of timeless craftsmanship and modern luxury, offering an exclusive lifestyle in a tranquil and prestigious setting, but also close to all local amenities and transport links. Properties like this are seldom available—an opportunity to own a unique slice of Nottingham's architectural heritage, with direct access to nature, elegance, and space all within arm's reach.



Ground Floor
Approx. 202.8 sq. metres (2183.2 sq. feet)



First Floor
Approx. 182.1 sq. metres (1956 sq. feet)



Total area: approx. 384.9 sq. metres (4142.8 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	22 F	
1-20	G		

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Interested in this home?

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