

DISTINCTIVE  
HOMES  
by



# Mapperley Road

Mapperley Park, NG3 5AA

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St. Andrews House is a magnificent Grade II Listed Victorian residence, masterfully redesigned in 1886 by the renowned Watson Fothergill. Situated in a conservation area on the edge of Mapperley Park.

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This striking home blends period grandeur with modern comfort. Its red brick façade, blue brick detailing, and distinctive two-storey tourelle crowned with a spiral staircase, Fothergill's signature architectural style. Meticulously restored, the property retains exquisite original features, including decorative corning, ornate cast iron radiators and magnificent fireplaces.

The grand reception hall, with its classic quarry-tiled flooring, leads to elegant living spaces. The snug offers an oak strip floor, a stone fireplace with an inset log burner, and a sash window with shutters. The sitting room features two sash windows, a marble fireplace, and a charming tourelle window, while the formal dining room boasts a bay of three sash windows, wood strip flooring, and a fireplace. A distinguished home office/study, complete with sash and oriel windows and bespoke storage, provides an ideal workspace.

At the heart of the home, the bespoke kitchen seamlessly blends function and period charm, featuring quarry-tiled flooring with underfloor heating, range cooker, and a sash window with shutters. The adjoining breakfast room, with its curved wall, leads to the courtyard, while a separate utility room adds convenience. A spiral staircase descends to the cellars, which house a wine cellar, log store, home gym, and additional storage.







The first floor is a haven of tranquility, illuminated by a stained-glass window. The master bedroom offers a tourelle window, a marble fireplace, and an en-suite with a double-ended bath, shower, and bidet. A stunning bay-windowed bedroom features a fireplace and en-suite shower room, while two further bedrooms share a beautifully appointed family bathroom with a historic stone bath and stained-glass window.

The second floor is ideal as a private wing or independent apartment. It includes a spacious living room (or additional bedroom) with a grand bay window, three further bedrooms, a shower room, and a breakfast kitchen fitted with modern appliances.

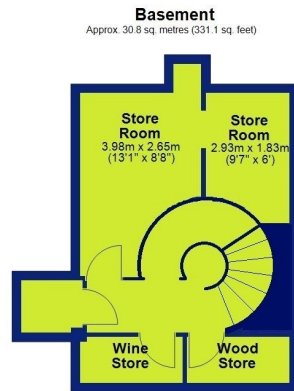
The adjoining coach house enhances the property's appeal, offering a double garage, kitchenette, wet room, and a first-floor entertaining space opening onto a roof terrace. The landscaped gardens provide a secluded retreat, featuring manicured lawns, mature trees, ornamental shrubs, and a generous patio.

Situated in one of Nottingham's most sought-after areas, St. Andrews House enjoys proximity to the city centre and Nottingham High School. This extraordinary residence is a rare opportunity to own a piece of architectural history, offering timeless elegance and modern luxury.









Total area: approx. 526.8 sq. metres (5670.8 sq. feet)









## Distinctive Homes by FHP Living

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## Interested in this home?

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