Robert Ellis

look no further...

Mount Pleasant
Carlton, Nottingham NG4 1EZ

IDYLLIC SIX BEDROOM FARMHOUSE SET ON 0.75 ACRES WITH HISTORIC PLANNING PERMISSION AND NO UPWARD CHAIN

Offers In The Region Of £850,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

Old Carlton House is an exceptional and substantial detached residence set within approximately 0.75 acres, offering a rare opportunity to acquire a highly versatile home with significant development potential. Tucked away at the foot of Mount Pleasant, a quiet 20mph no-through road lined with bespoke properties, the house enjoys a peaceful setting while remaining well connected to Nottingham city centre and nearby retail amenities. Selling with added benefit of no upward chain.

Extending to around 3,200 square feet of living accommodation (excluding common areas), the property provides generous and flexible space ideally suited to modern family living or a variety of alternative uses. The house features six well-proportioned double bedrooms, including a principal suite with en-suite, alongside three bathrooms. There are three spacious reception rooms, each with patio doors opening onto the grounds, creating a bright and seamless connection between indoor and outdoor living. At the heart of the home is a large dining kitchen fitted with integrated appliances, complemented by a separate utility room.

A particular feature of the property is the abundance of natural light, with most rooms enjoying dual or even triple aspect windows, framing far-reaching panoramic views across Carlton Valley, Burton Joyce and Lowdham. The house is double glazed throughout and benefits from full mains services, including gas central heating via a combi boiler.

Architecturally, the property is both characterful and distinctive, with parts dating back to the 1790s, yet it is not listed, offering valuable flexibility for future alterations. A striking glass link connects two coach house elements, adding further visual interest. Additional features include a dedicated games room with bar, vaulted cellars beneath the principal living room, a garage, and further workshop space, providing excellent scope for hobbies, storage or business use.

Externally, the property continues to impress. The expansive grounds are laid predominantly to lawn, creating a generous and private outdoor setting with stunning elevated views across the surrounding countryside. The plot also includes the rare addition of a World War II bomb shelter, adding both character and historical intrigue. There is ample private parking for approximately six to eight vehicles, alongside an EV charging point. Importantly, there are no tree preservation orders in place and no restrictive covenants, further enhancing the site's flexibility.

The property offers outstanding versatility and could readily be adapted to suit a wide range of requirements, subject to the necessary consents. It would lend itself equally well to multi-generational living, conversion into flats, or use as an HMO, supported living facility or children's home. The house has not been previously extended and therefore offers considerable scope for enlargement, with earlier planning permission granted to increase the size to approximately 6,000 square feet.

Beyond the house itself, the grounds represent a compelling development opportunity. The plot extends to around 0.75 acres and has previously benefited from full planning permission (now lapsed) for the construction of a substantial 4,800 square foot split-level dwelling with a quad garage. In addition, pre-application discussions with the local authority have indicated the potential for a scheme of up to nine detached dwellings. In practical terms, a smaller scheme of around five high-quality homes is likely to be most favourable, particularly given that neighbouring properties achieve values in the region of £500,000 to £700,000. Supporting documentation, including architectural plans and a topographical survey, is available.

Mount Pleasant itself comprises approximately twenty properties, resulting in minimal traffic flow and a safe, established residential environment. The road is already serviced by delivery and refuse vehicles, and there is scope for widening in certain areas through vegetation management.

Old Carlton House is a truly rare offering, combining a substantial period home, a prime plot, and exceptional future potential. Opportunities of this scale and flexibility in such a setting are seldom available, and early viewing is strongly recommended to fully appreciate all that is on offer.

Entrance Hallway
10'8" x 11'4" approx (3.25m x 3.45m approx)
Composite double glazed entrance door leading into the entrance hallway comprising tiled flooring, wall mounted radiator, UPVC double glazed window, picture rail, carpeted staircase leading to the first floor landing, internal glazed doors leading off to:

Snug
22'7" x 18'8" approx (6.9 x 5.7 approx)
UPVC double glazed bay window, UPVC double glazed window, UPVC double glazed French doors leading outside, recessed spotlights to the ceiling, wooden flooring, log burner, exposed brick wall, wall mounted radiator.

Kitchen Diner
12'5" x 27'9" approx (3.78m x 8.46m approx)
A range of matching wall and base units incorporating worksurfaces over and matching splashbacks, incorporating a matte black sink unit with mixer tap, five ring gas hob with extractor hood over, integrated dishwasher, four UPVC double glazed windows, integrated fridge, two integrated ovens, island unit providing additional seating and storage space, four wall mounted radiators, ample space for a dining table, wooden flooring, feature UPVC door leading outside, wooden door leading through to the inner hallway.

Inner Hallway
Tiled flooring, UPVC double glazed window, wooden door leading to the WC, wooden door leading to further hallway.

WC
10'2" x 8'10" approx (3.1 x 2.7 approx)
Tiling to the walls, tiling to the floor, wall mounted column radiator, WC, handwash basin with mixer tap, ample built-in storage cupboards.

Plumbing to be converted into a bathroom subject to the buyers needs and requirements.

Further Hallway
Tiled flooring, UPVC double glazed window, UPVC double glazed door, wooden door leading to the utility room, internal glazed door leading through to the bar.

Utility Room
8'10" x 9'6" approx (2.7 x 2.9 approx)
A range of wall and base units with worksurfaces over incorporating a matte black sink unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge freezer, tiled flooring, wall mounted radiator, UPVC double glazed door leading outside.

Bar
17'1" x 11'11" approx (5.23 x 3.65 approx)
Laminate flooring, two sets of UPVC double glazed French doors leading outside, UPVC double glazed window, wall mounted radiator, opening through to the lounge.

Lounge
19'9" x 14'11" approx (6.02 x 4.56 approx)
Two UPVC double glazed windows, UPVC double glazed French doors leading out to the decking, two wall mounted radiators, laminate floor covering, internal glazed door leading to the rear lobby.

Rear Lobby
Wooden staircase, UPVC double glazed windows to the front and rear elevations, doors leading off to:

Bedroom One
23'11" x 19'8" approx (7.3 x 6.0 approx)
UPVC double glazed windows, UPVC double glazed French door to a Juliet balcony, access to the loft, wall mounted radiator, wooden flooring, door leading through to the en-suite.

En-Suite
9'6" x 9'6" approx (2.9 x 2.9 approx)
UPVC splashbacks, handwash basin with mixer tap, WC, heated towel rail, recessed spotlights to the ceiling, walk-in shower enclosure with mains fed rain water shower over.

Office
16'8" x 14'5" approx (5.1 x 4.4 approx)
Two sets of UPVC double glazed French doors to Juliet balconies, UPVC double glazed French doors leading out to the decked balcony, laminate flooring, fireplace, two circular windows.

This versatile space could easily be used as an additional bedroom subject to the buyers needs and requirements.

First Floor Landing
Two UPVC double glazed windows, carpeted flooring, doors leading off to:

Bedroom Two
15'8" x 13'5" approx (4.8 x 4.1 approx)
Three UPVC double glazed windows, carpeted flooring, wall mounted radiator, built-in storage cupboard.

Bedroom Three
11'9" x 11'9" approx (3.6 x 3.6 approx)
UPVC double glazed window, wall mounted radiator, carpeted flooring.

Bedroom Four
12'5" x 11'5" approx (3.8 x 3.5 approx)
UPVC double glazed window, wall mounted radiator, carpeted flooring, built-in storage cupboard.

Bedroom Five
13'5" x 9'10" approx (4.1 x 3.0 approx)
UPVC double glazed window, carpeted flooring, wall mounted radiator, coving to the ceiling.

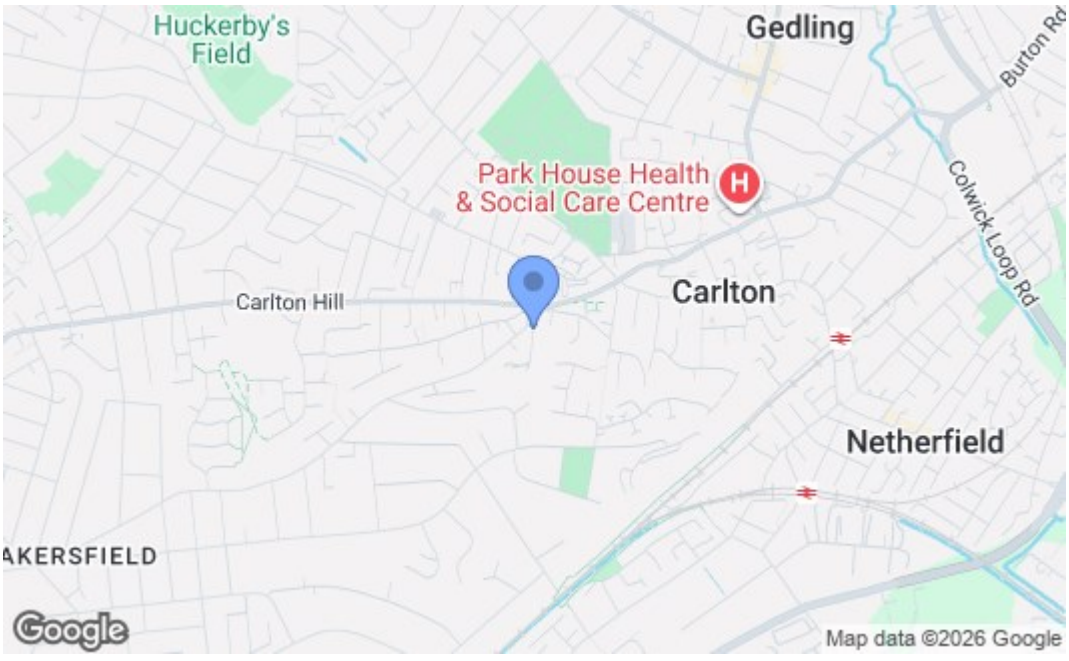
Bathroom
7'0" x 8'3" approx (2.14 x 2.53 approx)
UPVC double glazed window, tiled flooring, WC, handwash basin with mixer tap, sunken bath with electric shower over, recessed spotlights to the ceiling, access to the loft, wall mounted vertical radiator.

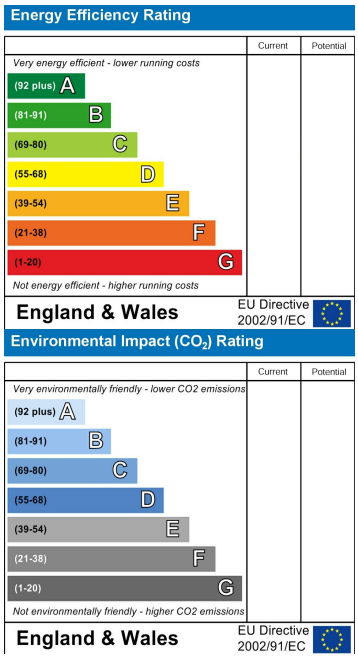
Garage
13'1" x 18'8" approx (4.0 x 5.7 approx)

Outside
A spacious driveway provides generous off-road parking for multiple vehicles.

The property is beautifully surrounded by a variety of landscaped garden areas, including patio spaces offering picturesque views, tranquil ponds, and attractive decked seating areas. The grounds extend to approximately 0.75 acres, with expansive lawns creating a wonderful sense of space and privacy. A wide range of mature plants, trees and shrubbery are planted throughout. Additional features include a bunker, useful sheds, and a brick-built store, providing excellent outdoor storage and versatility.

Agents Notes: Additional Information
Council Tax Band: E
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 17mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485