

INIGO



Shirley Road

NOTTINGHAM, EAST MIDLANDS

£475,000 SHARE OF FREEHOLD

This exceptional three-bedroom maisonette encompasses the upper levels of a Victorian house in Nottingham. Lovingly renovated by its current interior designer owners, the space is filled with wonderful juxtapositions of colour, pattern and texture. Original features, including stained-glass windows, soaring ceilings and exposed timbers, are markers of its multilayered past. A private courtyard garden lies at the front of the house, with a raised area for dining, along with off-street parking for up to four cars. Nottingham rail station is just over two miles away, and runs services to St Pancras International in an hour and 40 minutes.

Setting the Scene

Nottingham is a medieval city with a rich history tied to its famous castle, constructed in 1068 for William the Conqueror. The largest network of subterranean caves in the United Kingdom, once medieval tanneries and air raid shelters, runs beneath its streets, and is rumoured to have been used by Robin Hood.

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This remarkable building sits in the leafy Mapperley Park Conservation Area, where the eponymous Mapperley Hall was built in 1792 by the Wrights - a local banking family. The last member of the family to live at the Hall was a Colonel in the British Army and many of the street names are associated with military campaigns and steeped in local history.

The Grand Tour

A discreet doorway in a tall, white-panelled fence unfolds onto a pretty courtyard from which the building is accessed. A metal staircase washed in an olive-green hue and wrapped in fragrant jasmine winds its way up to the entrance to the maisonette, which begins on the first floor of the building.



A wide black-painted door with stained-glass detailing opens onto a lobby with striking terracotta hexagonal tiling underfoot. Another glass-panelled door trimmed in a dusty pink tone reveals an open-plan entrance hall and dining area, its soaring ceilings creating a wonderful sense of grandeur. Within the hall, a large boot cupboard offers plenty of storage space. Pine boards run underfoot, uniting the unfolding living spaces beyond.

In the dining area, ornate stained glass panels - a happy surprise for the current owners when previous false ceilings were removed - rest atop larger casement windows, bathing the room in a wash of colourful natural light. There is ample room for exuberant entertaining, backdropped by relics of the home's Victorian roots. Soft pink walls extend a warm welcome, excepting the rear wall, where an original frieze discovered during the renovation process has been left unadorned.

To the right, and rear of the maisonette, an open-plan sitting room and kitchen overlook the leafy outdoor surroundings. The capacious three-section bay window draws a beautiful quality of light while the fireplace, replete with marble surround, is a lovely spot to gather on cooler days and winter's evenings. Space abounds to rest, read and chat in the generous sitting area while the room has been cleverly divided from the kitchen by a grand archway with surrounding bespoke shelving - perfect for housing a treasured book collection.

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Terracotta floor tiling, warmed by underfloor heating, is repeated in the kitchen, a further embracingly sociable space to cook, gather and host. The generous wooden island with oak worktop – once a gentleman's outfitters cupboard – has deep drawer storage and a surface-mounted porcelain sink. Reclaimed antique tiles by Maitland & Poate decorate a section of the wall above the Lacanche Range cooker while corning, skirting boards and window frames give pops of bright green colouring. The hot water tap is by Fohen and there is an integrated Insinkerator waste disposal system. A pantry cupboard provides ample storage space, and complementary cabinets on either side of the stove afford additional working space.

A guest bedroom is tucked away down the hall from the dining area. Walls are painted in rose pink, and casement windows offer leafy treetop views. A spacious en suite bathroom is attached, with walk-in shower and splashback decorated with blue and white Mexican tiles by Milagros. Alongside is a guest WC, where walls are papered in a striking Pierre Frey design.

A grand painted staircase ascends from the dining hall to the second floor. To the right of the landing is a cosy snug settled beneath a pitched roof and with a cosy log burner set within a red-tiled alcove. Casement windows offer tree and rooftop vistas. An enticing roll-top bath – the perfect spot for a soothing soak – rests below. A jib door reveals a small kitchenette, ingeniously designed by the current owners for morning tea and coffee in close proximity to the principal bedroom, which is accessed via the snug.

The bedroom, which was once eaves space, is punctuated by hefty exposed purlins and a pair of large Velux rooflights. A bare-faced brick chimneybreast sits in a corner of the bedroom, and eaves storage is discreetly concealed behind curtains. A painted doorset leads from the bedroom to a wonderfully dramatic space beyond. Currently used as a dressing room and office, the room abounds with colour and pattern. The floral wallpapering by Minnie Kemp is offset by yellow built-in joinery. A dormer and a Velux window allow an abundance of natural light to spill into the room and connect this lofty space with the sky. At night the room is shaded by electric blinds.

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An third double bedroom also rests on this floor. Lying at the opposite side of the plan, it offers a further private and quiet retreat. Built-in wardrobes afford storage space and currently house laundry facilities. An external door provides access to the external access stair. There is also a bathroom on this floor, the shower decorated with Moroccan zellige tiles in shades of pink.

The Great Outdoors

A gorgeous private courtyard edged by smart cream-coloured timber fencing sits at the front of the building, on the ground floor. A raised area with white and terracotta tiling offers ample space for outdoor dining and entertaining, while David Austin roses, honeysuckle and jasmine fill the garden with blooms. Handy power and water supplies mean this is a wonderful spot to brunch and barbeque on warmer days and evenings.

The maisonette is accessed via a shared driveway leading from Shirley Road. There is an allocated parking area belonging to the home, with space for up to four cars.

Out and About

Nottingham is a vibrant city renowned for its rich history, lively arts and culture scene, and wonderful green spaces. Gelding Country Park is around a 15-minute drive from this home, and offers spectacular views of the surrounding landscape. Closer to home is Nottingham Arboretum, dating from the 19th century and home to over 800 trees. Grade II-listed Wollaton Hall, also a short drive away, and set in 500 acres of natural parkland. The green expanses of Forest Recreation Ground and Woodthorpe Park are within walking distance.

There are a number of delectable dining spots within close proximity to the home, including Rakki Rakkas, The Gladstone pub, and Corner Stone Pizza for delicious stone-baked pizzas. Micropub Doctor's Orders serves real ale, craft beers and traditional ciders, and is just a five-minute walk away. For wine, Brigitte Bordeaux is also close by.

Further options abound by the canal, including the popular Canalhouse, Cleaver & Wake, and Ye Olde Trip to Jerusalem, an ancient pub connected to nearby Nottingham Castle via a network of manmade caves.

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Nottingham Contemporary art gallery is within walking distance of the maisonette, and features a dynamic programme with works by both established and emerging artists. The Lace Market theatre is also close by and is housed within an 18th-century building. There are excellent schooling options in the area, including Pinewood Infant and Nursery School, Bluecoat Wollaton Academy, Carlton Digby School and Nottingham High School, that is less than half a mile from the house.

Nottingham rail station is approximately 2.5 miles from the maisonette, and offers direct services to St Pancras International in approximately one hour and 40 minutes. Birmingham, Sheffield and Lincoln can also be easily accessed via rail or car.

Tenure: Share of Freehold Lease Length: Approx. 959 years remaining Service Charge: N/A Ground Rent: Peppercorn Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.