



Thatch
Baldon Close, Wollaton Park, Nottingham

Thatch Baildon Close Wollaton Park NG8 1BS

Built in 1929 by TC Howitt, the eminent British provincial architect of the 20th Century, this cottage sits in the idyllic location of Wollaton Park and yet is less than a mile from Nottingham city centre. A private gate gives direct access to Lime Tree Avenue and the Wollaton Park Golf Club. From the house, and large well maintained gardens, the open views across the 500 acres of deer park can be enjoyed. A walk through the parkland brings you to Wollaton Hall, home of Nottingham's Natural History Museum, and the oldest cast iron glasshouse in Europe, housing a beautiful collection of camellias. With plenty of reception rooms this beautiful period cottage gives you the feel of a country retreat yet has all the advantages offered by its proximity to a thriving city centre.

- Five Bedrooms
- Three Bathrooms
- Four Reception Room
- Rayburn Range
- Views of Wollaton Hall
- Garaging for Four Cars
- Large Garden

Set at the far end of an exclusive road Thatch offers a quiet oasis in a busy city. The large driveway offers plenty of parking for all the family cars.

The period front door opens into a small **Porch** which leads into the **Reception Hall** with original period wall and door coverings. This gives the house a real cottage feel.

The large **Sitting Room** has an open fire and feature window with French doors onto the pristine rear garden, with open views hinting of the parkland beyond. Double doors link this room to the **Dining Room** which also has views over the garden.

A large **Family Room/Morning Room** adjacent to the Kitchen would make a fantastic **Playroom** or **TV Room**. Built in cupboards give this room lots of storage and there is plenty of space for sofas and a table for more informal dining.

The modern **Kitchen** includes under floor heating, a water filter tap, Neff extractor, Neff hob and double ovens including microwave. There is also an integrated dishwasher, fridge and freezer. Period features include the original working call bell panel and there is also a Rayburn giving a homely cottage feel as well as cooking beautiful meals and heating the hot water. A large **Pantry** and additional cupboard ensure there is plenty of storage space.

The **Garden Room** could be used as a **Games Room, Library, Music Room, Teenage Getaway** or simply as a lovely quiet space to enjoy the wonderful setting. French doors lead onto the garden. This room could also be the **Sitting Room** for a potential **Granny Annexe**.

Further rooms downstairs include a spacious **Laundry Room, an Office/Work Room, Cloakroom/WC, Wine Store, Enclosed Loggia/Sun Room, Garden Hall**, as well as lots of cupboard space. There is a boarded loft area that has a roof light and pull-down ladder which could be used for easy storage or as a **Kid's Den**.

The downstairs accommodation is finished with an **En-suite Bedroom** which could be the Master Bedroom, Nanny's Room, a Guest Room or a Study.

Upstairs are four further **Bedrooms**. The largest room has His & Her wardrobes and wonderful views of Wollaton Hall which is particularly spectacular when lit up at night.

A contemporary **Shower Room** and a contemporary **Bathroom** together with plenty of cupboard space complete the first floor accommodation.

Outside there are two **Double Garages**, one with electric doors.

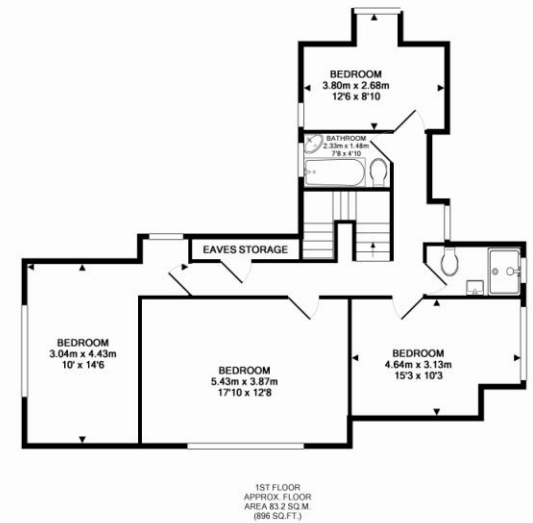
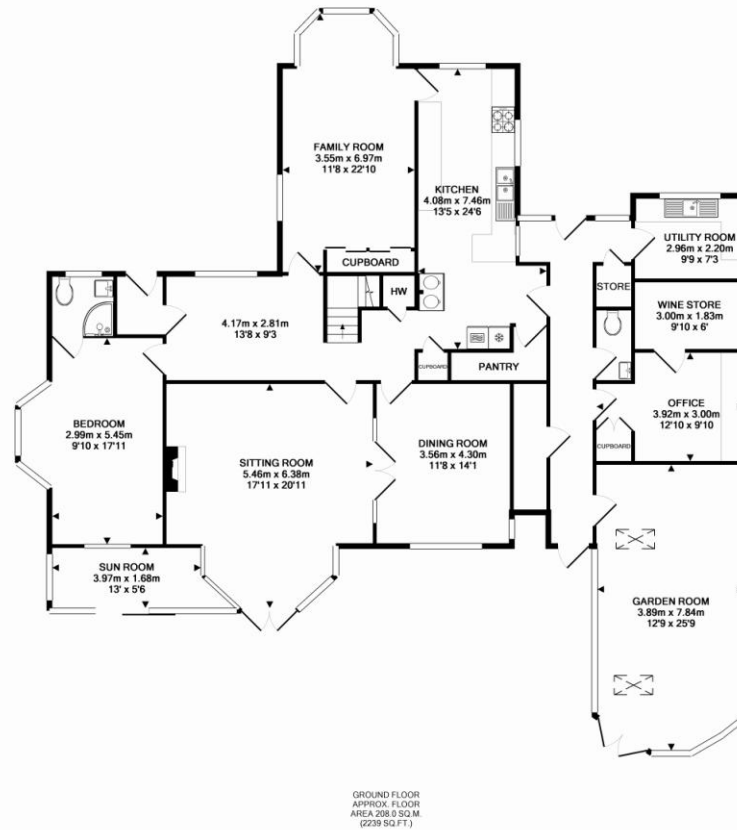
The **Garden** is private and has a number of fruit trees, including, apples, pears and a plum tree as well as raspberry canes. The beds have a good selection of perennials and flowering shrubs, including magnolias and azaleas. This is a great space for entertaining and the lawn area is large enough for garden tennis, cricket or croquet. There is also a side garden laid to lawn which would be great as a children's play area as well as a large vegetable plot has a good sized caged area. Solar panels have been strategically placed to get maximum sun whilst being invisible from both the front and the rear of the property.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 291.3 SQ.M. (3135 SQ.FT.)
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