

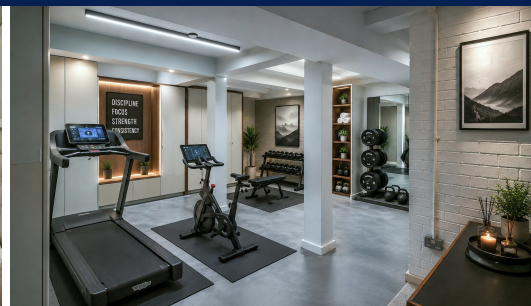


FREEHOLD · LACE MARKET · NOTTINGHAM

KIRK HOUSE · RISTES PLACE

A substantial multi-level residence of circa 2,834 sq ft arranged over five floors, with a private lift from the ground floor to the top, a beautifully crafted oak staircase, a vaulted beamed living space, private balconies and — rarest of all — a secure double garage, moments from the heart of the Lace Market.

Guide Price £999,950



£999,950

GUIDE PRICE •
FREEHOLD

2,834 Sq Ft

OVER FIVE FLOORS

4 / 5

BEDROOMS & HOME
OFFICE

Lift & Garage

GROUND TO TOP •
SECURE DOUBLE

THE RESIDENCE

A RARE LACE MARKET HOME OVER FIVE FLOORS

Set on a quiet, cobbled lane in the heart of Nottingham's historic Lace Market – the Victorian heart of the city's world-famous lace industry, and today one of its most characterful and sought-after conservation areas – Kirk House is an exceptional multi-level home that pairs the scale, proportions and craftsmanship of a period building with a considered, contemporary refit. Arranged over five floors and served by a private lift from the ground floor upwards, the house extends to approximately 2,834 sq ft (263.3 sq m) and has been finished to an exacting standard throughout, from the beautifully crafted solid oak staircase to the vaulted, beamed living space at its summit.

The top-floor lounge and dining room is the heart of the house: an open-plan entertaining space whose exposed timber beams and vaulted ceilings echo the warehouse architecture of the quarter, warmed by a marble fireplace and opening onto a private balcony with elevated views across the rooftops. Below sit four double bedrooms, a fitted home office (readily a fifth bedroom), three contemporary bath and shower rooms and a full basement gymnasium – all complemented by that rarest of city-centre luxuries, a secure double garage large enough for two substantial vehicles.

KEY FEATURES

- Substantial freehold residence of circa 2,834 sq ft over five floors
- Private lift serving every floor, from the ground floor to the top
- Beautifully crafted solid oak staircase and high-end finishes throughout
- Vaulted, beamed open-plan living & dining room with marble fireplace
- Four double bedrooms plus a fitted home office / flexible fifth bedroom
- Three contemporary bath and shower rooms
- Full basement gymnasium and generous utility provision
- Private balconies with elevated city-centre views
- Secure double garage – exceptionally rare in the city centre
- Now vacant – offered with full vacant possession on completion



LAYOUT & DIMENSIONS

SCHEDULE OF ACCOMMODATION

FLOOR	PRINCIPAL ACCOMMODATION	APPROX. DIMENSIONS
Basement	Gymnasium · Lift plant room	6.22 × 6.61m (20'5" × 21'8")
Ground Floor	Secure Double Garage · Reception Hall · WC · Lift	6.22 × 6.61m (20'5" × 21'8")
First Floor	Bedroom One · Bedroom Two · Home Office · Shower Room	Bed One 4.02 × 4.50m (13'2" × 14'9")
Second Floor	Principal Bedroom · Bedroom Four · Shower Room · Balcony	Principal 6.11 × 4.11m (20'0" × 13'6")
Third Floor	Lounge / Diner · Kitchen · Utility · Balcony	Lounge 6.42 × 6.39m (21'1" × 20'11")
Total	Five floors · lift from ground floor to top	Approx. 263.3 sq m (2,834 sq ft)

Dimensions are taken from the floorplan, are approximate maximums and are provided as a general guide only. Please refer to the full floorplan overleaf.

THE SETTING

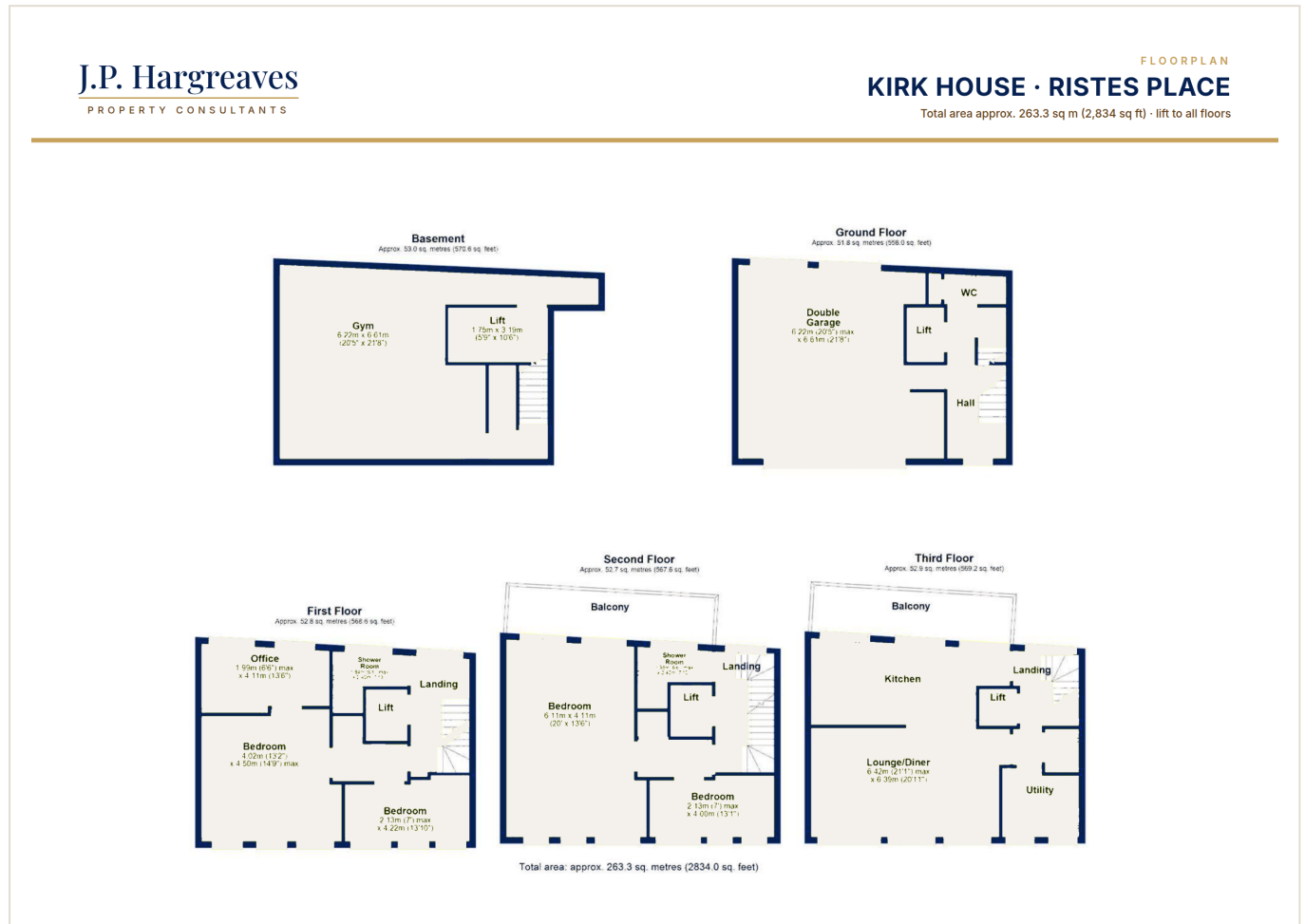
The Lace Market is Nottingham's most characterful quarter – a conservation area of handsome Victorian warehouses now home to independent restaurants, bars, galleries and creative studios, all within a few minutes' walk. Ristes Place itself is a discreet, cobbled backwater that lends the house real privacy, yet the city's tram and rail links, retail core and the Motorpoint Arena are all close at hand, with excellent road connections placing the M1 within easy reach.

Tenure & possession: Kirk House is offered freehold and is now vacant, with full possession available on completion – ready for an owner-occupier to move straight in, or for an investor to let.



FLOORPLANS

FLOOR-BY-FLOOR LAYOUT



Total area approx. 263.3 sq m (2,834 sq ft) · Lift from ground floor to top. Not to scale – for identification purposes only.

KIRK HOUSE · RISTES PLACE · NOTTINGHAM NG1 1JT

VIEWINGS & FURTHER INFORMATION

Viewings are strictly by appointment through the joint agents, J.P. Hargreaves Property Consultants and FHP Living; all viewings are conducted by Joe Hargreaves. Further information, including the full photographic library, floorplans and tenancy documentation, is available to seriously interested parties upon request.

Freehold. Offered with full vacant possession on completion.

Joe Hargreaves

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