



KIRKSTALL HOUSE
MILL HILL VILLAGE, NW7

GRANT J BATES
— PROPERTY —



A former 19th century Abbey in Mill Hill Village

GJB

Kirkstall House, Mill Hill Village, NW7

Virtual Freehold

- Former Abbey
- Exquisite Original Detail
- Near 3,200 Sq Ft
- Three Bedroom Suites
- Three Floors
- South West Facing Gardens
- Triple Ceiling Height
- Turnkey Finish
- Gated Development
- Two Parking Spaces

Description

Set within a former 19th-century abbey on The Ridgeway in Mill Hill, this extraordinary Grade II listed residence spans just under 3,200 sq ft across three floors and offers three generous bedroom suites. Forming part of a discreet, gated enclave with two demised parking spaces and visitor bays, the home was originally the Cloisters and retains a wealth of original detail—Portland stone arches, limestone church wells, wrought ironmongery, leaded windows, and Victorian pipework—all beautifully preserved. Offered with a virtual freehold, this is a rare opportunity to own a home of historical significance, adapted for modern life.

The grand entrance hall features soaring ceilings, exposed timber framing and twin limestone church wells underfoot. Heavy original doors lead to a vast formal reception with Murano glass wall lights and a limestone fireplace beneath vaulted ceilings. Carved stone archways connect the reception to a sleek granite-topped kitchen with full suite of Miele appliances.

A dramatic triple-height landing forms a striking study/reading area or gym, lit by floor to ceiling windows. The entire top floor houses a vaulted principal suite with Fromental wall coverings and bespoke joinery. Two further bedroom suites each offer generous proportions and en suite bathrooms.

The landscaped rear garden enjoys a south-west aspect and includes a cedar hot tub.

Situation

Mill Hill Village combines a semi-rural feel with excellent connectivity. Nearby are Mill Hill School, Belmont Prep, Totteridge Valley and Arrandene Nature Reserve. Thameslink from Mill Hill Broadway reaches St Pancras in under 20 minutes, with Northern Line access at Mill Hill East.

Additional Information

Local Authority: Barnet

Council Tax Band: TBC

EPC Rating: E

Grant J Bates

Director

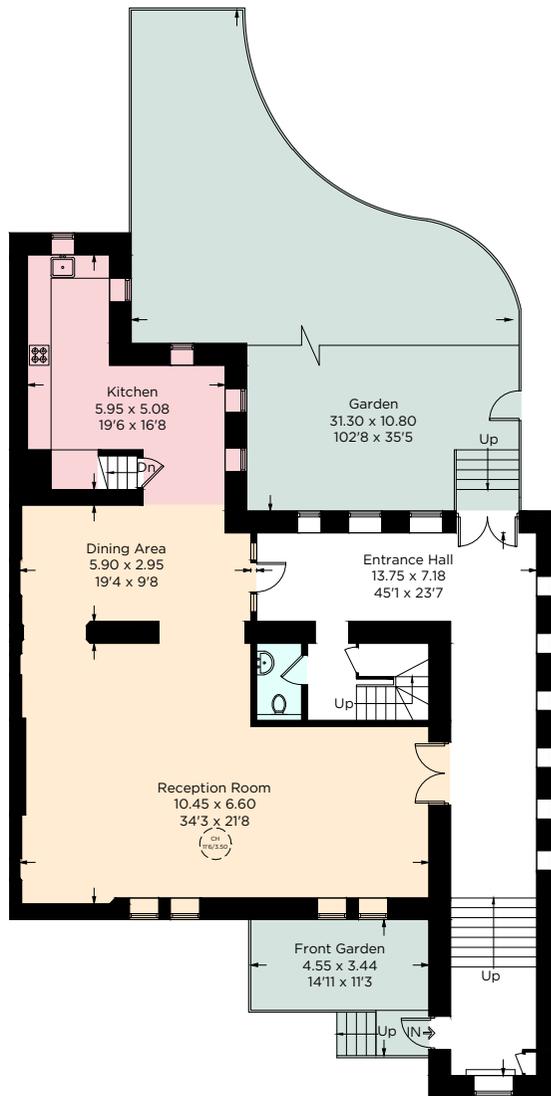
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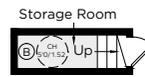




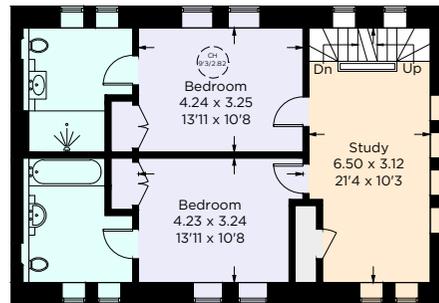




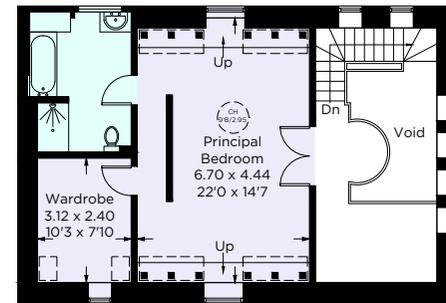
Ground Floor



⊞ = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

Kirkstall House

Approximate Gross Internal Area = 290.4 sq m / 3126 sq ft (Excluding Void), Approximate Gross External Area = 93.0 sq m / 1001 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.