

Kirk House, 27 Ristes Place

Nottingham
NG1 1JT

Asking Price Of £1,100,000



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- Substantial multi-level home set within a prestigious period building in the Lace Market
- Internal lift providing effortless access to all floors from the ground level upwards
- Striking solid oak staircase and high-quality finishes throughout
- Impressive open-plan living and dining space with exposed beams and vaulted ceilings
- Contemporary, well-appointed kitchen with integrated appliances and generous worktops

- Private terrace with elevated views offering rare outdoor space in the city centre
- Secure double garage fitting two large vehicles such as Range Rovers
- Quiet and discreet road within Nottingham's historic conservation district
- Currently tenanted but offered with full vacant possession upon completion
- Prime location close to independent restaurants, creative hubs, transport links and city amenities



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Key Features - Positioned on a quiet and discreet road within Nottingham's historic Lace Market, Kirk House presents an exceptionally rare opportunity to acquire a substantial multi-level home that blends heritage architecture with high-end contemporary living. Tucked away from the main streets yet moments from the city centre, this beautifully finished residence sits within an imposing period building, offering a level of privacy, character and convenience unmatched in this part of Nottingham.

Arranged over several floors and served by an internal lift from the ground floor upwards, the property has been designed and maintained to an exceptional standard throughout. The main living and dining area is an impressive open-plan space featuring exposed beams, vaulted ceilings and large windows that flood the room with natural light. Solid oak flooring and high-quality finishes create a warm yet refined atmosphere ideal for both everyday living and entertaining.

The adjoining kitchen is superbly appointed, offering extensive storage, premium worktops and integrated appliances. Its thoughtful layout and generous proportions make it a highly functional and sociable space.

Throughout the property, a beautifully crafted solid oak staircase provides an architectural feature that reinforces the building's quality and distinctive character.

Across the various floors, the accommodation offers spacious bedrooms, well-designed bathrooms and flexible additional rooms that can be used as offices, dressing rooms or guest spaces. The proportions throughout are excellent, and the overall layout provides versatility for a wide range of lifestyles. The property also benefits from a private terrace with elevated views, creating a rare outdoor retreat in a city-centre conservation area.

One of the most valuable features of Kirk House is its secure double garage, large enough to accommodate two substantial vehicles such as a pair of Range Rovers. Parking of this scale is exceptionally rare within the Lace Market and significantly enhances the practicality and desirability of the home.

Kirk House is currently tenanted but will be offered with vacant possession on completion, presenting an opportunity for both private buyers and investors wishing to place their own stamp on an exceptional property. Its position within the Lace Market conservation area places it amongst some of Nottingham's finest heritage buildings, once central to the city's global lace industry and now home to creative businesses, independent restaurants, boutique bars and cultural spaces.





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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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