



Axholme  
Noctorum Road | Prenton | CH43 9UQ

FINE & COUNTRY

# AXHOLME



*An exquisite suburban mansion providing a charming blend of history and modern comforts, boasting distinct, character features, a range of leisure facilities and an annexe, all set in about 1.5 acres of landscaped gardens.*



# KEY FEATURES

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## Discover Axholme: A Stylish Sanctuary & A Timeless Treasure

Welcome to Axholme, a stunning residence that marries historical elegance with modern luxury. Nestled behind private electric gates on the prestigious Noctorum Road, this exceptional home offers a unique blend of comfort, style, and leisure, all within a serene and private setting. Dating back to 1928, Axholme was originally commissioned by the Holt family, founders of the renowned John Holt shipping company. Today, this beautifully refurbished masterpiece stands as a testament to exquisite craftsmanship and thoughtful design, ready to embrace its next discerning owner.

## Leisure Facilities

Imagine stepping into your own leisure complex, where every day feels like a holiday. Axholme boasts a heated indoor swimming pool, complete with a steam room, sauna, jacuzzi, and changing facilities, ensuring relaxation is just a few steps away. Above the kitchen, a fully equipped gym overlooks this luxurious oasis, making it easy to maintain an active lifestyle without having to leave home. Whether you're hosting friends for a pool party or enjoying a quiet evening in the sauna, this home redefines leisure living.

## Embrace Nature in Stunning Gardens

Set on 1.5 acres of beautifully landscaped gardens, Axholme is a private retreat that invites you to unwind and reconnect with nature. The grounds feature a floodlit all-weather tennis court, a charming tree house, a zip line for the adventurous spirit, and a tranquil pond surrounded by lush greenery. Picture yourself entertaining guests on the stunning terrace, complete with heating for those cooler evenings, or simply enjoying a peaceful afternoon in the summer house. This outdoor haven is designed for both relaxation and recreation, making it the perfect backdrop for cherished family memories.

## Flexible Entertaining Spaces

Step inside, and you'll be greeted by an expansive wood panelled entrance hallway that sets the tone for the elegance that awaits. The light-filled bay-fronted drawing room, cozy snug, and sophisticated dining room provide versatile spaces for entertaining guests or enjoying family time. There is a seamless transition from the living space to the outdoors, while the impressive kitchen, family area, and vaulted breakfast room creates a warm and inviting atmosphere for daily living. With eight reception rooms, there's no shortage of space to host gatherings, celebrate milestones, or simply enjoy the comforts of home.

## A Home for Every Generation

Axholme is designed with family in mind. The first floor features a luxurious principal bedroom suite complete with a contemporary en-suite shower room and a spacious dressing room. Three additional double bedrooms, one with an en-suite and a family bathroom, ensure everyone has their own private retreat. The second-floor surprises, with two more double bedrooms, a cozy sitting room, and a large cinema room—perfect for movie nights.

Additionally, the self-contained annexe offers flexibility for guests, extended family, or even as a rental opportunity. With its own gated entrance, the annexe features an open plan living and dining area, kitchen, two double bedrooms, dressing area and a shower room, providing privacy and comfort for everyone.

## The Perfect Location

Whilst Axholme feels like a secluded oasis, just a short five-minute car journey away is the village of Oxtun, with a high street full of independent shops, cafes and restaurants and areas of peaceful green space for all to enjoy.

Oxtun has become an increasingly popular destination for food and drink lovers. While it retains much of its historic charm with cobbled streets and Victorian architecture, the culinary scene has undergone a renaissance, blending traditional British flavours with modern, eclectic influences.

Axholme is also located within easy reach of everyday amenities such as supermarkets and healthcare facilities making it a convenient location for residents.

The vibrant city of Liverpool, known for its rich culture, shopping, and dining, is only five miles from your doorstep and the historic village of Port Sunlight and the stunning coastlines of The Wirral are also within a short drive, offering endless opportunities for exploration and adventure.

Families will appreciate the proximity to various educational institutions, including Prenton Preparatory School, Birkenhead High School Academy, Birkenhead School and St. Anselm's College ensuring a range of choices for education for children of all ages. For sports enthusiasts, the nearby Wirral Ladies Golf Club and The Royal Liverpool Golf Club provide excellent facilities for golf lovers.

## A Seamless Commute

With excellent transport links to Liverpool, North Wales, Cheshire, The Midlands and The North West, commuting is a breeze. Whether you prefer to drive or take the train, you'll enjoy easy access to major roadways and local rail stations, making it simple to connect to the rest of the UK.

## Your Dream Home Awaits

Axholme is more than just a residence; it's a true lifestyle choice. This incredibly stylish home, with its super leisure facilities, stunning gardens, and flexible entertaining spaces, is ready to welcome you and your family. Don't miss the opportunity to make this extraordinary property your own. Contact us today and step into a world of elegance, comfort, and endless possibilities.





















# SELLER INSIGHT

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## **How long have you owned the property?**

*3 and a half wonderful years*

## **What attracted you to this specific house and location?**

*We fell in love with the house, with its mix of historical character and charm with more modern living spaces for comfortable family living. Even though it is a large house, with spectacular outdoor space and a beautiful garden, it also feels very homely. We also loved the fact that the house, while remaining peaceful and secluded, is in the heart of a thriving and friendly community, minutes from the centre of Liverpool.*

## **What would you like to tell parents about the benefits of raising children here?**

*The house offers so much for children. There is ample space for indoor playing (hide and seek a favourite) and the children enjoy the excitement of being able to use the cinema with friends or for family movie nights. The swimming pool and the versatile, large but contained garden allow them to burn off energy outside. There are large bedrooms for the kids to enjoy but we love the fact that given there are four bedrooms on one floor, we remain close to each other at night. It is the perfect house for hosting, especially at Christmas when the house really comes into its own, so the children have benefited from having family and friends with us often.*

## **What can you tell us about the history of the property and how it has been adapted since you've owned it?**

*The house was designed and commissioned back in the 1920's by a famous shipping family, the Holts and we have the original architectural drawings framed and up on the wall. They seemed like a very welcoming family as there are newspaper cut outs about local children being invited into the house to use the lift which we are told was the first residential one of its kind. The house still retains features of its shipping heritage with unique porthole windows in the grand hallway and the old bell system, now made electronic, throughout the rooms. We have adapted the house to make it work better for a family, with the snug becoming a playroom. We have had the gates expertly restored by a local carpenter, we also replaced the boiler with a modern, efficient system to ensure the original part of the house remained cosy and warm through the winter. The water features in the garden were also made child safe.*

## **Who do you think would be the ideal next owner?**

*The unique thing about Axholme is that it would work for many types of owners. A large family needing extra space, intergenerational families given the potential for separate living in the annexe, or for a smaller family such as a couple who love to host gatherings or benefit from leisure facilities. The house is move in ready, but it also might suit an owner who wants to adapt the house to suit their needs and style such as adding an upstairs balcony to look over the garden.*

## **What's your favourite room and why?**

*Each member of the family would answer differently. For the children, the sunken trampoline and zip wire in the garden would be their favourite feature but as our daughter gets a little older, she loves her own space in her bedroom and the ample space for sleepovers. As a couple, one of us would choose the large patio outside the kitchen as it is a great hosting space and a sun trap from early to late in the year. The other one of us would choose the characterful drawing room where you can read a book in front of the fire and place the most amazing Christmas tree in the bay window. Another personal favourite for us all is the circular bench at the back of the garden under the largest tree in the garden, from which you can look back on the house while listening to the pond's waterfall.*

## **Memorable/remarkable event?**

*Too many to list, including legendary New Years parties, milestone birthday celebrations, frequent family barbeques and most recently hosting a family wedding in marquees designed to take in the beauty of the garden space. Christmas is also of course the highlight of each year.*

## **What do you love about the house the most now?**

*That it feels like a personal and peaceful sanctuary, away from the busyness of life while always feeling like home. Also, that it has become the heart of our wider family as it is the perfect home to get everyone together.*

## **What do you love about the local community?**

*It is such a friendly, welcoming community with such lovely neighbours. We also love that the quaint village of Oxton is so close and that we are close to excellent schools and children's activities. Living on the Wirral also offers us as a family so much access to walks and nature. We regularly enjoy trips to the beach, woods and farms in the local area.*

## **What you'll miss most?**

*We love the area and community so much that we do not intend to move far so we don't have to miss out on that. But we will miss the homely grandeur of the house and the flexibility to host many gatherings, and most of all the garden as well as the light that pours into our living spaces.*















**Additional Information**

Services: Mains water, electricity, gas and drainage. Gas central heating.

Council Tax: Band H.  
 Local Authority: Cheshire West & Chester Council.  
 Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)  
 Standard - 13 Mbps (highest download speed) - 1 Mbps (highest upload speed)

Superfast - 76 Mbps (highest download speed) - 20 Mbps (highest upload speed)

Ultrafast - 1000 Mbps (highest download speed) - 220 Mbps (highest upload speed)

Mobile coverage: Indoor – Limited / Outdoor - Likely (Information taken from checker.ofcom.org.uk)

\*\*We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. \*\*

Directions: Using the app what3words type in: slap.sport.best

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

*Offers over £2,300,000*

# Axholme, Noctorum Road, Prenton, CH43

Approximate Area = 9473 sq ft / 880 sq m (excludes void areas)  
 Limited Use Area(s) = 832 sq ft / 77.3 sq m  
 Garages = 640 sq ft / 59.4 sq m  
 Annexe = 1438 sq ft / 133.6 sq m  
 Total = 12383 sq ft / 1150.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Fine & Country (North Wales). REF: 1180000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.10.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



**TOM CARTER**

PARTNER AGENT

Fine & Country The Wirral  
Tel: 07855 834282  
Email: [tom.carter@fineandcountry.com](mailto:tom.carter@fineandcountry.com)



**JAMIE TULLOCH**

PARTNER AGENT

Fine & Country The Wirral  
Tel: 07376 075257  
Email: [jamie.tulloch@fineandcountry.com](mailto:jamie.tulloch@fineandcountry.com)



**MARK FISH**

PARTNER AGENT

Fine & Country The Wirral  
Tel: 07301 229088  
Email: [mark.fish@fineandcountry.com](mailto:mark.fish@fineandcountry.com)

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Fine & Country The Wirral  
Whitfield Business Hub 184-200 Pensby Road, Heswall, Wirral, Merseyside, CH60 7RJ  
0151 7255754 | [thewirral@fineandcountry.com](mailto:thewirral@fineandcountry.com)

