

# Brennan Ayre O'Neill

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Freehold



St. Davids Lane, Noctorum

Guide Price  
£875,000



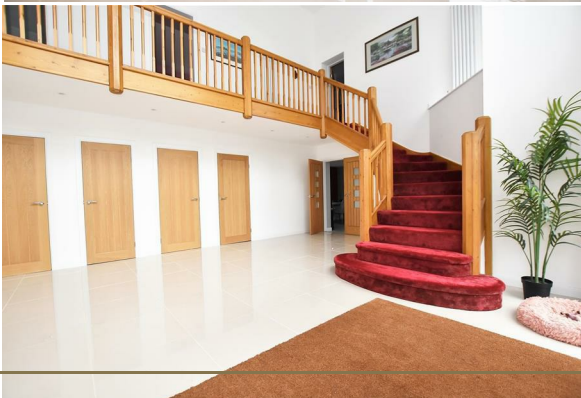
Of course, it's always a compliment when a home owner who has bought their property through us, returns to us when ready to re-sell their home. It is a particular thrill to be engaged in the sale when a house has undergone a touch up makeover here, and an amount of refurbishment there, but when a home has undergone a hugely significant and 'unrecognisable-of -the-former-self' transformation, the likes of which Spinney House has experienced, this makes us both proud as well as excited to show off such a showpiece.

This Grand Designs of home needs not just to be recognised as an emblem of architectural rejuvenation, but carry with it a Kitemark, as if there were such a one for: Best Remodelled Home; Best use of existing footprint (and some); Best Nocturnum Garden Plot in which to 'recreate that dream home you've always wanted'....

Spinney House comes set within a substantial garden plot with the house sitting towards the rear boundary with mature lawns, driveway and borders laid in front of well enclosed and secure fencing. The property benefits from a south westerly orientation. It also comes with three reception rooms including a super gorgeous kitchen breakfast room; a cinema room and with five double bedrooms and three bath/shower rooms. Of course there's much more besides; cloakroom, utility room and dressing rooms etc.

What, though do we call the hall? Contemporary cathedral like architecture in design at its best; a magnificent vaulted, double height shard like sheets of glass that maximises the views not only of this hugely private family garden plot but of the south and westerly sunshine ... and sunsets and the sky scapes they create. These aspects add up to more than just a 'hall'; you'll agree. This voluptuous entrance is more of a showpiece within a showpiece and an extravagantly elegant place to welcome your arrivals.

So what is the detail to this modern day remodel and extensive refurbishment? Beginning with the outside you'll first note the electric gates, the smart and somewhat extensive block paved drive running down the side boundary of the house and up to the entrance offering suitable parking; note also the maintenance free composite fencing surrounding the boundaries to all sides. The exterior of the house was 'K' rendered during its refurbishment and extension and of course the majority of pvc windows are new.







This beautiful kitchen is presented by Kuchenaus; a German crafted system with this particular specification enjoying two eye level ovens; a microwave, five burner induction hob with ceiling extractor over; miles and miles of a beautiful tactile white Corian work top (consider the depth of the piece to the kitchen bay window and the engineering that was involved); Of course there are other appliances to and there's a utility room off to the rear for further white goods etc). Mood lighting (both colour changing and under counter) and an integrated sound system add the final effects to this sumptuous of family kitchens.

The changing lighting system actually extends to the sitting room alcove lighting, the master bedroom and dressing room.

Across this polished, porcelain tiled, grand hallway, past the cloaks cupboards and cloakroom and to the reception rooms. First off to the right and to the cinema room; self explanatory. Straight ahead, and double opening doors to match the entrance to the kitchen, lead onto the living room and open to a second reception room area.

Take or be swept up the colonial like stairway to a galleried landing and to the suite of bedrooms. There are two especially grand double 'master' bedroom sized rooms; both with en suite shower facilities, both with dressing rooms too. Both suites extend the full depth of the house - so both quite grand - see our floor plan.

This leaves three further bedrooms. All three genuinely 'double' in size and serviced by a quite glamorous bathroom and extra large whirlpool bath. This is five piece suite is luxurious. Best still, after bathing step back onto the galleried landing and appreciate those extensive private garden views.

Returning outdoors and to the garden which stands all to the front of the house. There is a small lawn and patio to the rear and there is a more extensive composite decked patio to the side part of which is taken up by the hot tub,. There's ample drive space to turn around and head out up through the gates and on to St Davids Lane. If you're going to be taking the kids to school, Birkenhead School, BHSA, Upton Hall or St Anselm's, neither will take more than ten minutes. For the city, add another five to the journey, no more. For your Sat Nav: CH43 9UD





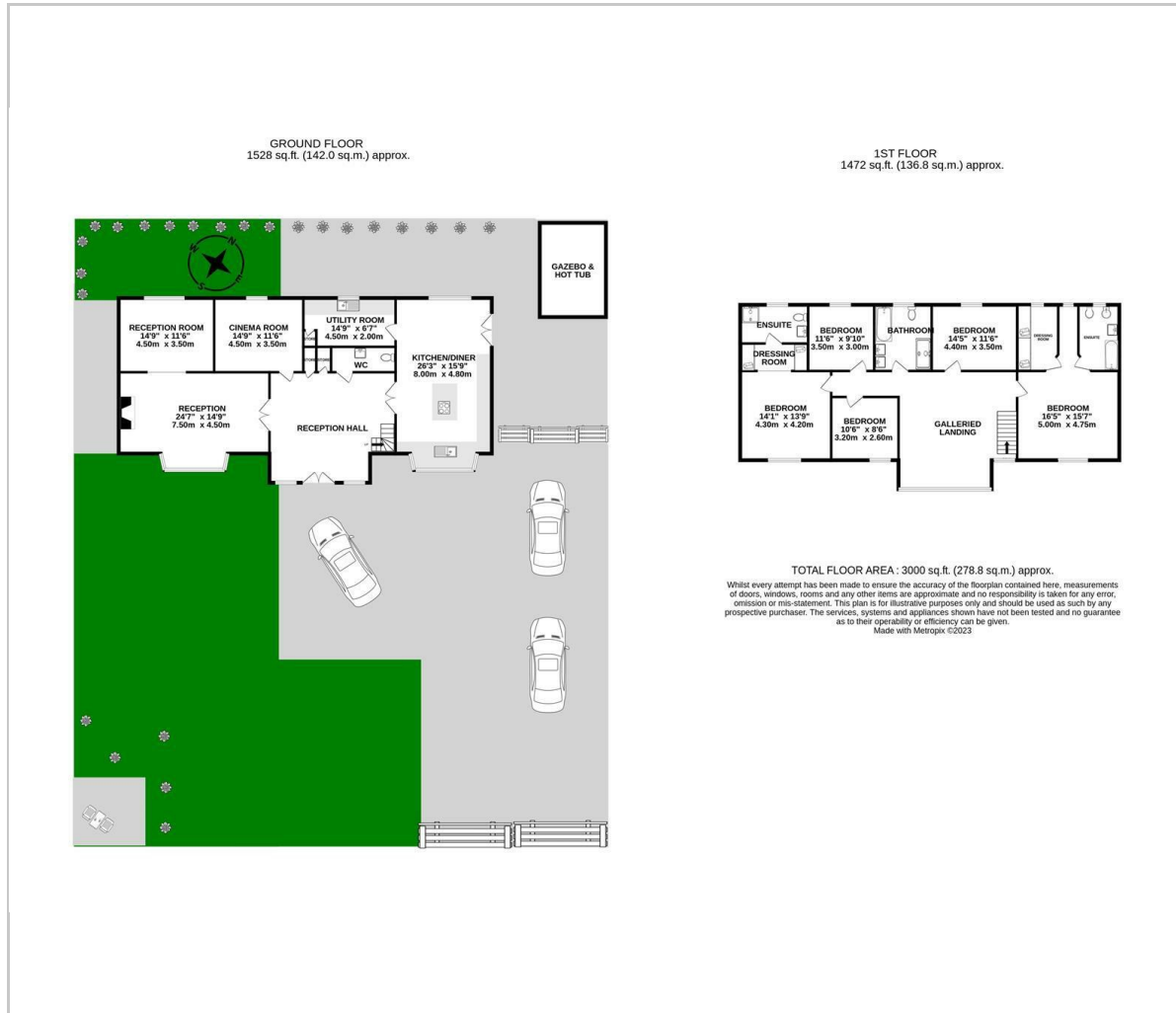








## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

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