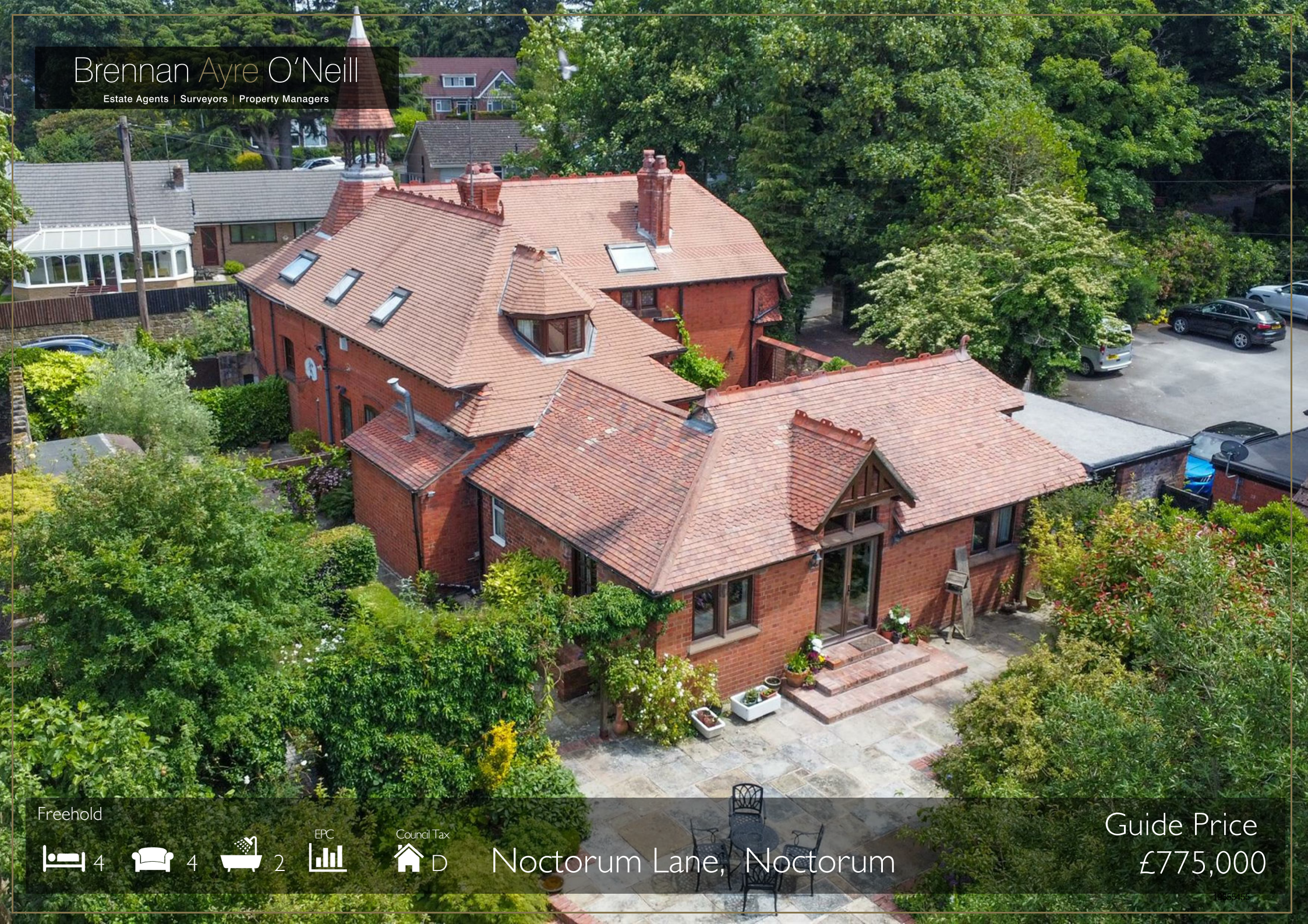


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



Noctorum Lane, Noctorum

Guide Price
£775,000

Delavor Lodge is a handsome and architecturally hugely interesting property comprising a conversion of both a Victorian stable block and coach house built circa 1860, to the former main residence, Delavor. Whilst much upgrading and refurbishment has taken place here over recent times, every effort has been made, and successfully so, to retain that which pertains to the architectural significance of this conversion.

There are various examples both obvious as well as subtle which you will appreciate through your guided tour; features that are genuinely original and make for a particularly notable experience with reminders of the property's former role both internally as well as to the exterior.

With regards to actual accommodation: there's around about 2,900 square feet (271 sqm) of living space, excluding garage. Whilst there are four double bedrooms including a master bedroom with dressing area and en suite facilities together with a large, bright landing area at first floor, there is much scope to commandeer other ground floor rooms as additional bedrooms as required.

In addition or as an alternative, and as a more permanent option, is to consider the clear opportunities of semi to full independent accommodation which lie in to the south and west side of the lodge via the far side courtyard entrance.

Here there is access to the lodge (one of three front facing entrances) which leads to what could, with some remodeling, offer separate annexed accommodation. Access from here leads to the three rooms and cloakroom. (A cloakroom large enough for conversion into shower room facilities). Your conversion could create: living room, bedroom, kitchen and shower room.

Excluding this arrangement of accommodation and its three ground floor rooms with cloaks, the remaining family accommodation include what our floor plan highlights as the 'kitchen diner' quarters – this comprises a dining area and kitchen and utility area separated via original stable divisions. There is also the main reception room which is similarly sub divided from an open plan study area via a bespoke original stable gate. (both spaces feature horse troughs); in addition there is a second smaller reception room adjacent to the third and what would have been the main entrance to the stable block.





Given the nature of and extent of accommodation together with all the versatility on offer we would most certainly urge you to study our floor plan set out below. And whilst we will leave you to appreciate and discover the architectural detail of this property from within during your visit (other than for the aforementioned troughs and divisions), we would make comment of the outdoors:

Our drone footage likely overcomes perhaps first impressions of Delavor Lodge, as seen from the side elevation from along Noctorum Lane. That of a fairly compact coach house, perhaps with no garden or certainly with limited outdoor space.

Far from that this home offers good parking, garaging a private and enclosed front, south facing courtyard whilst to the south west side a suitably sized patio area which leads to a significantly proportionate 'family' garden – south west facing.

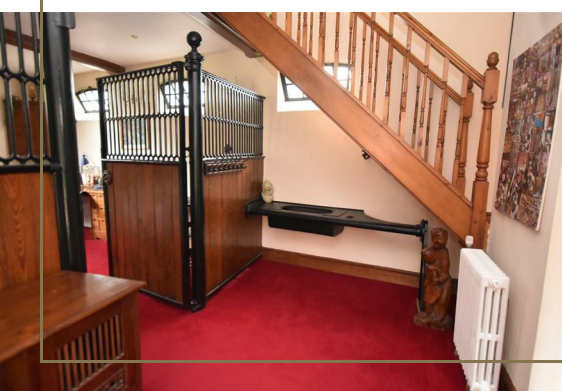
In addition, to the north and west side of the lodge is a kitchen garden like arrangement – which in fact could also become part of a dedicated outdoor space area to the annexed accommodation, were you to consider that option – flower beds, recessed seating area and outhouse (with power).

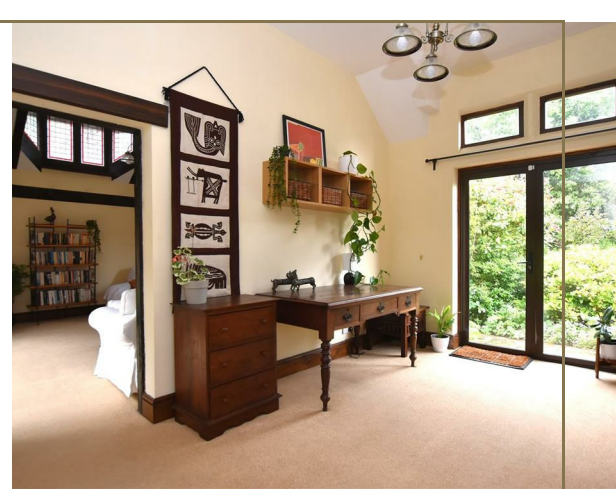
This side of the boundary is bordered by sandstone walling matching the elevation of property, Noctorum Lane side.

In conclusion Delavor Lodge has much to offer for accommodation, for character and interest, for adaptability, for absolutely perfect harmonious outdoor space. Furthermore its 'off the beaten Noctorum track', along this quiet 'leady' lane makes it's a hugely much more peaceful and yet convenient location. A location well positioned for nearby schooling- Birkenhead School, (Co-ed); BHSA (girls) and St Anselm's College (boys) and all the other usual amenities; not least one of which is access to the tunnel for the city more or less around 10 minutes away by car; the other, for recreation purposes: Wirral Golf Club and 100 acres of Nation Trust Land (Bidston Hill) both very close by.

Locator

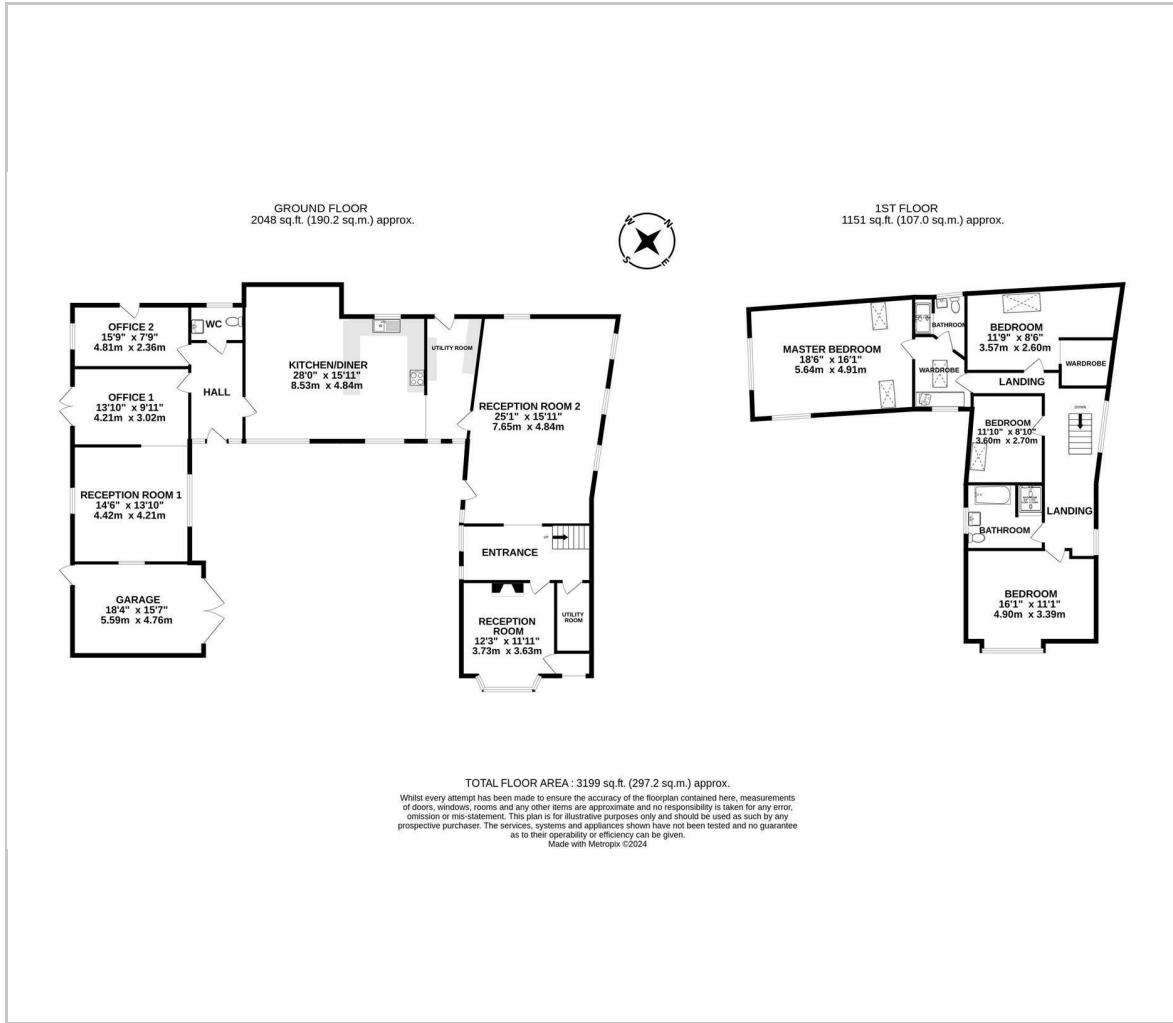
For your directions please Sat Nav: CH43 9UF







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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Brennan Ayre O'Neill
Estate Agents | Surveyors | Property Managers

377 Woodchurch Road, Prenton, Wirral,
Tel: 0151 608 8586
Email: prenton@b-a-o.com
www.b-a-o.com

