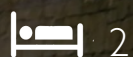


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Freehold



2



2



1

EPC



E

Council Tax



D

Noctorum Dell, Prenton

Guide Price
£395,000

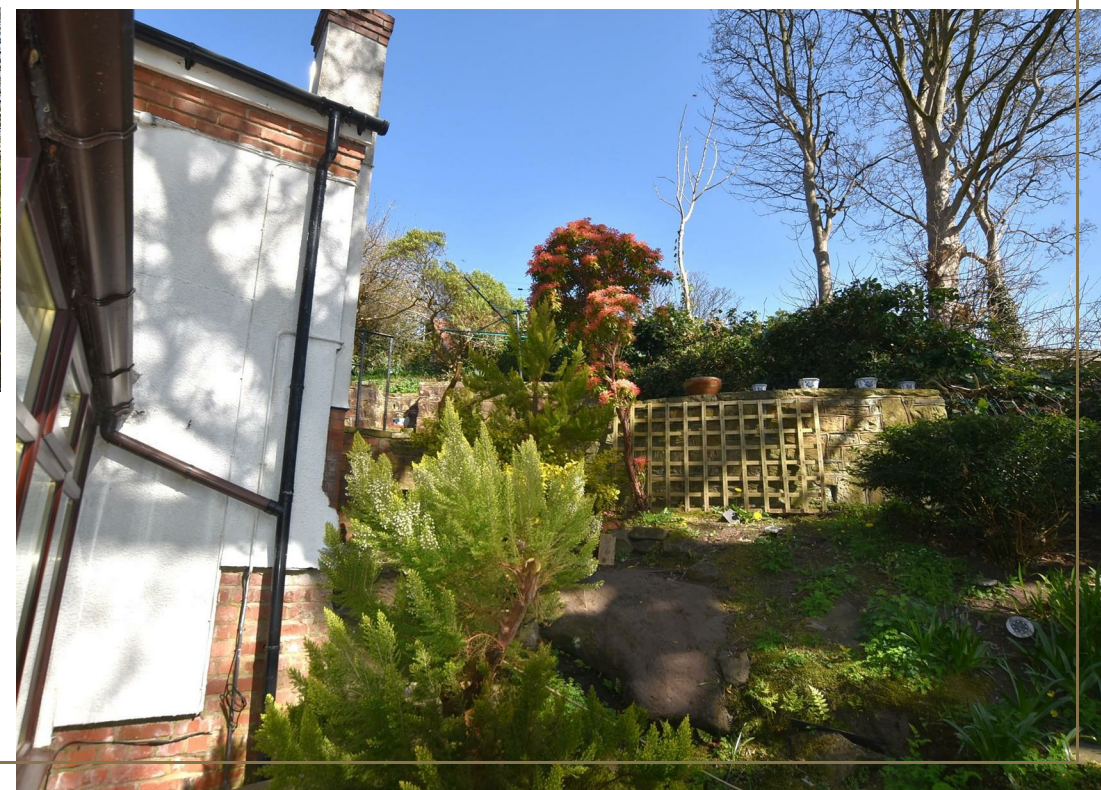
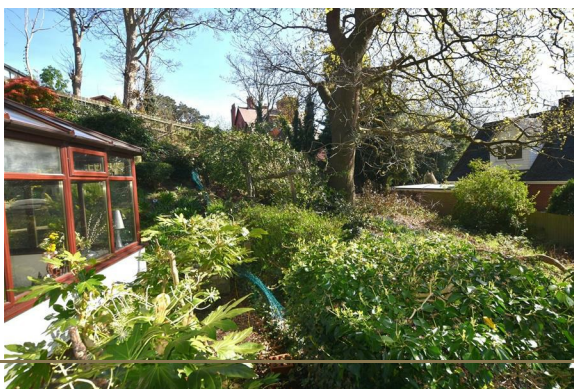
Somewhat unusually we have taken the decision to introduce you to The White Barn by means of showing most of the outside photos first, this emphasising the particularly pleasant 'green' landscape within which this property sits.

After taking in all of the character of The white Barn then, together with the position and glorious surroundings - with its wooded backcloth and south westerly views from the main bedroom and conservatory; spend a moment please to consider the opportunities that also lie within - especially in fact within the large double garage that could so easily be connected to the main property....

This unusually set property (unusual in a good way, with it being located along a non through lane and road, cut into sandstone bedrock on the south side of the Noctorum Ridge), merits consideration therefore for its attractive existing spacious two/three double bedroomed accommodation as much as for the options to integrate, remodel and to extend to the existing.

Bear in mind too the size of the garden plot with more than ample room to replace the existing garage perhaps with the erection of another to the lower side of this substantial garden plot...

The open plan living and dining room opens to the south west facing conservatory whilst also looking to the front garden and sandstone wall with a wooded view across the lane beyond. The kitchen benefits from the same private aspect. Whilst up at first floor the main bedroom looks down and above the conservatory towards the main garden plot and at the same time has access to a natural verandah being part of the bedrock of the land in which the property stands.



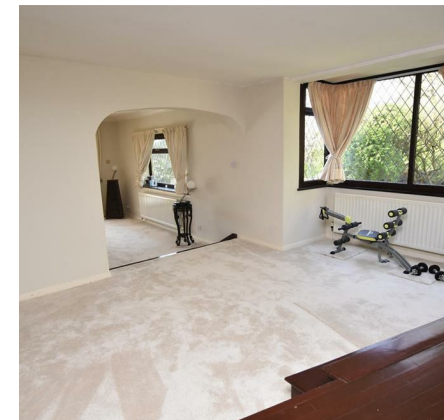
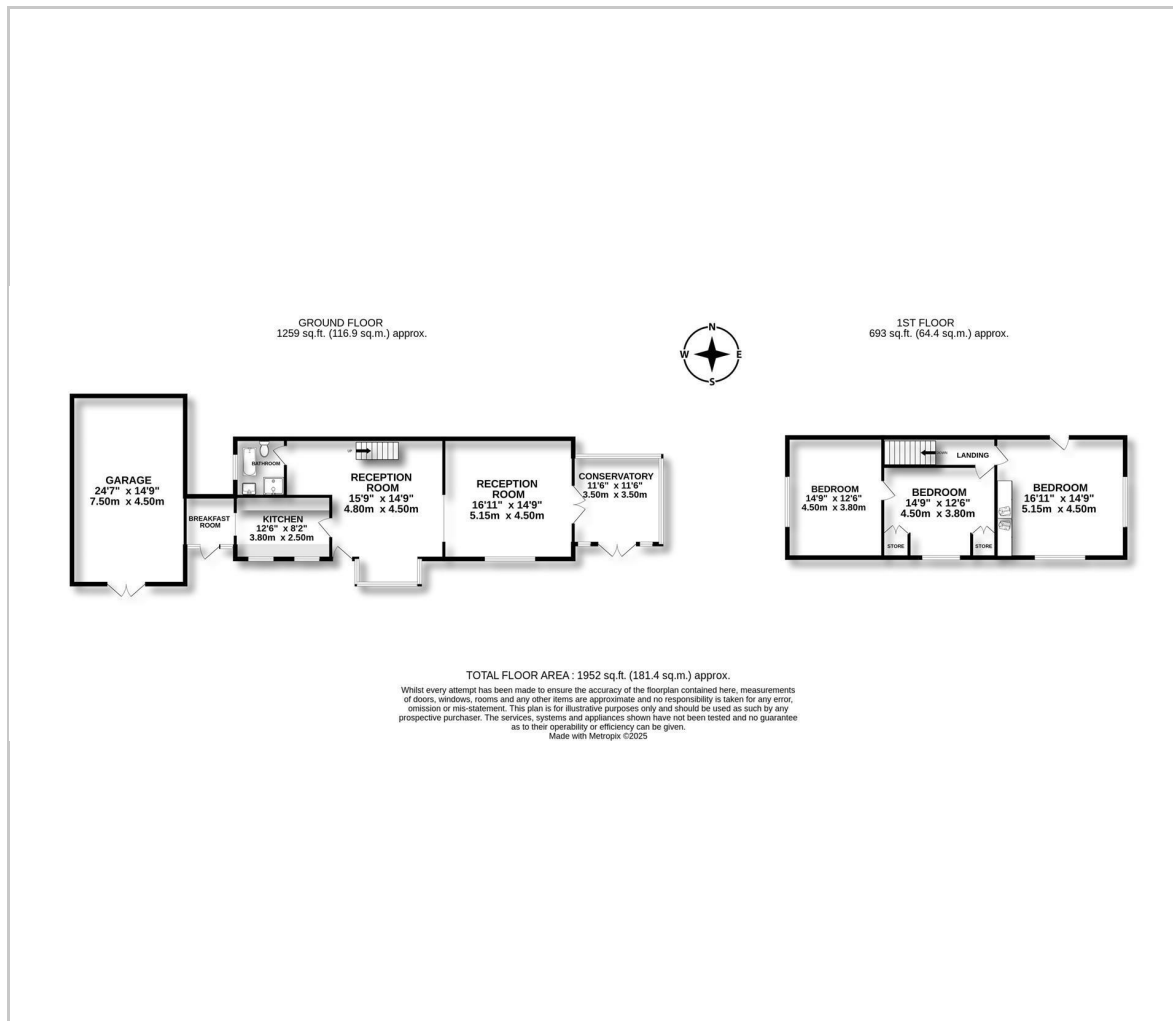


Once the floor plan is studied one can appreciate the enjoyment of its 'quirkiness'; the size of the plot and what one may make of it, together with an idea of where your accommodation plans may take you ...or not, appreciating what is, is absolutely right for you.

We understand the lane is not everyone's 'cup of tea'; but for those who do enjoy the slightly somewhat semi rural feel to this property will enjoy the peace and quiet of nil traffic such a non through lane provides. Having said that if you walk down Noctorum Dell you'll soon find a bus stop and a little further schools and a small selection of shops. For directions please Sat Nav: CH43 9UL



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



19522617