

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



5



4



3



EPC



Council Tax

G

Noctorum Lane, Noctorum

Guide Price
£820,000

19442948

Not forgetting the benefits of cold water swimming, come take a dip in this indoor swimming pool (and if you can't bear the temperature please do note full heating is available!). This is an impressive 'pool complex integrated within this most handsome of period homes (certainly mid 19th century).

Ivy Cottage is an immensely attractive property built of local yellow sandstone, location central to Nocturnum, just a short walk from Wirral Golf Course. 'Cottage' is somewhat of a misnomer for this rather deceptive property which in fact offers some 3,300 sq feet of space. For an understanding of this we would refer you to our floor plan after you've taken a peek at the swimming pool area.

Presented over just two floors, there are two reception rooms, a fine kitchen/breakfast room, a study and 'garden room' and with five 'double' sized bedrooms, bathroom, shower room and en suite facilities to the primary bedroom too.

This main bedroom, along with the shower room has good south facing open aspect views across the Wirral towards Wales.

A significant feature up at this level is the landing area. A spacious area, with beams, a door to an external stone staircase, and mid point glass doors.

Back at ground level and likely the main attraction to you (apart from the 'pool room perhaps) is the living come dining room with its windows looking on to a very private walled garden. This garden faces south whilst the courtyard, to the other side of Ivy Cottage, with parking and access to a garage, has a west facing orientation. This too is private being enclosed by remote double gates. An interesting feature here is the filtrated well.





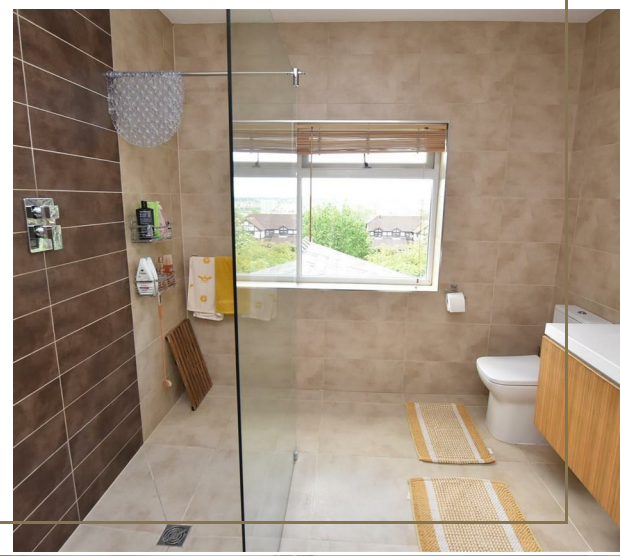
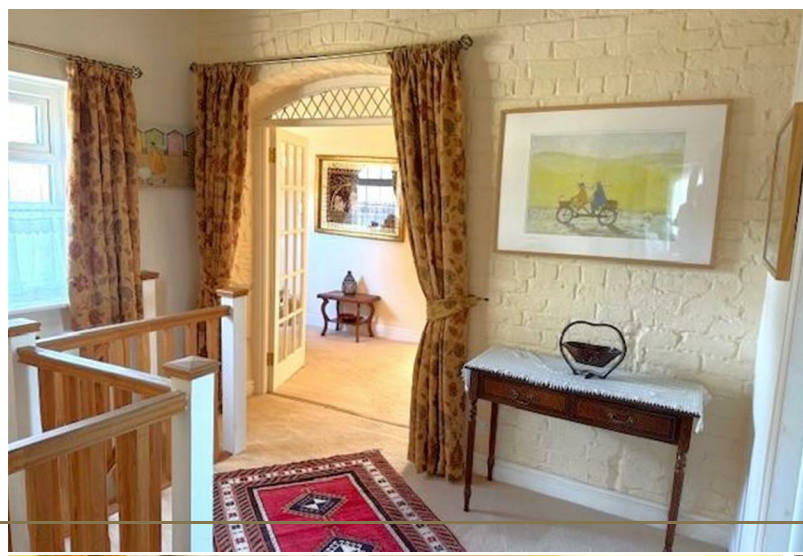
Much work and many improvements have been carried out to Ivy Cottage, including a replaced window system (note the one way visual units to the kitchen - you can see out, outsiders cannot look in).

In summary then, a well located, much larger than appears true family house with massive 'period' appeal and offered with a little extra feature - and for clarification, that invite to take a dip is, of course, once you've bought Ivy Cottage.

Nice and handy for a walk to school (Birkenhead School) with BHSA and St Anselm's College just a little further. Nocturn Lane, which leads into Mere Farm Road is a very quiet and fairly narrow road with next to no through traffic and yet very accessible quickly to the main roads for the motorway and the tunnel. For directions please Sat Nav: CH43 9UE

Ivy Cottage stands along a quiet road which runs off Beryl/West/Wexford Roads- all three named the same road. Continue along Nocturn Lane in the other direction and the road name changes to Mere Farm Road = this is a quiet meander to the top of Wexford Road, closest to Birkenhead School, just a few minutes further. Altogether in fact, a very handy spot for this and a number of other favoured schools (BHSA, St Anselm's College) whilst the tunnel for Liverpool is around ten minutes by car. For directions please Sat Nav: CH43 9UE







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



19442948