



## Noctorum Lane, Prenton, Wirral, CH43 9UA

- Exquisite Five Bedroom Semi Detached Residence
- Sympathetically Renovated to Impeccable Standard
- Three Reception Rooms, Boot Room, Pantry & WC
- Four Ensuites & Luxurious Family Bathroom Suite
- Envidable Location in the Desirable Area of Prenton
- Sensational Kitchen Diner with an Orangery to Rear
- Five Generous & Impeccably Presented Bedrooms
- Breathtaking Grounds, Off-Road Parking & Garage



£1,225,000









































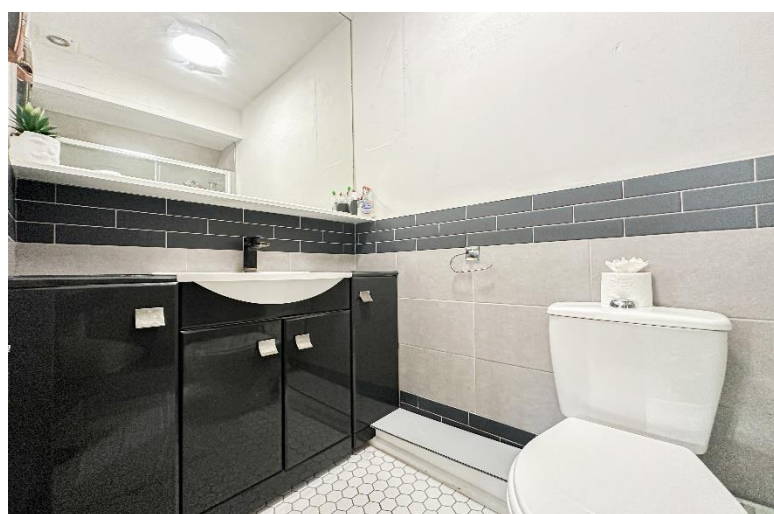
















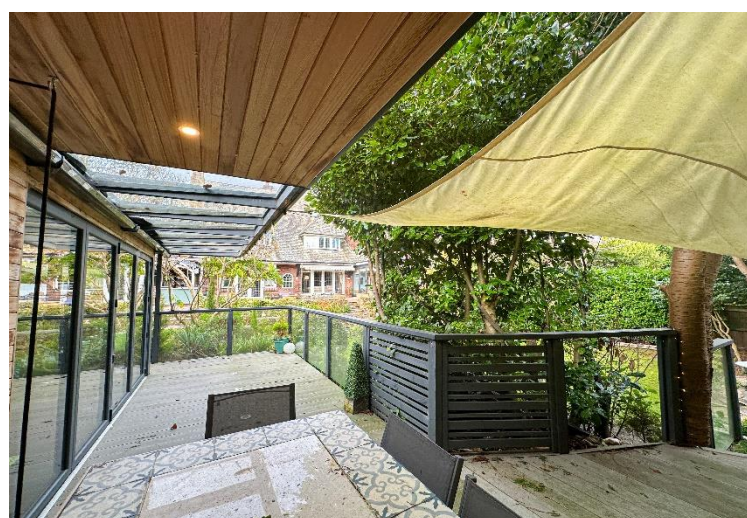




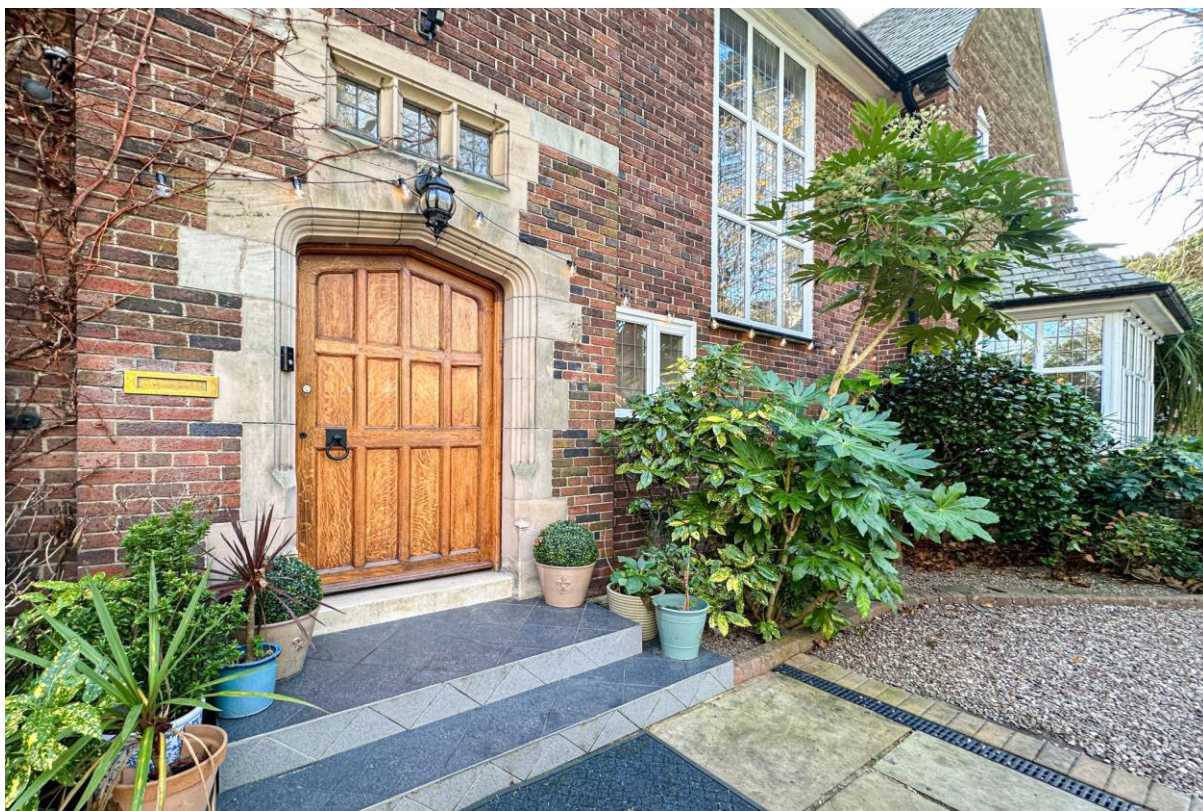














## Description

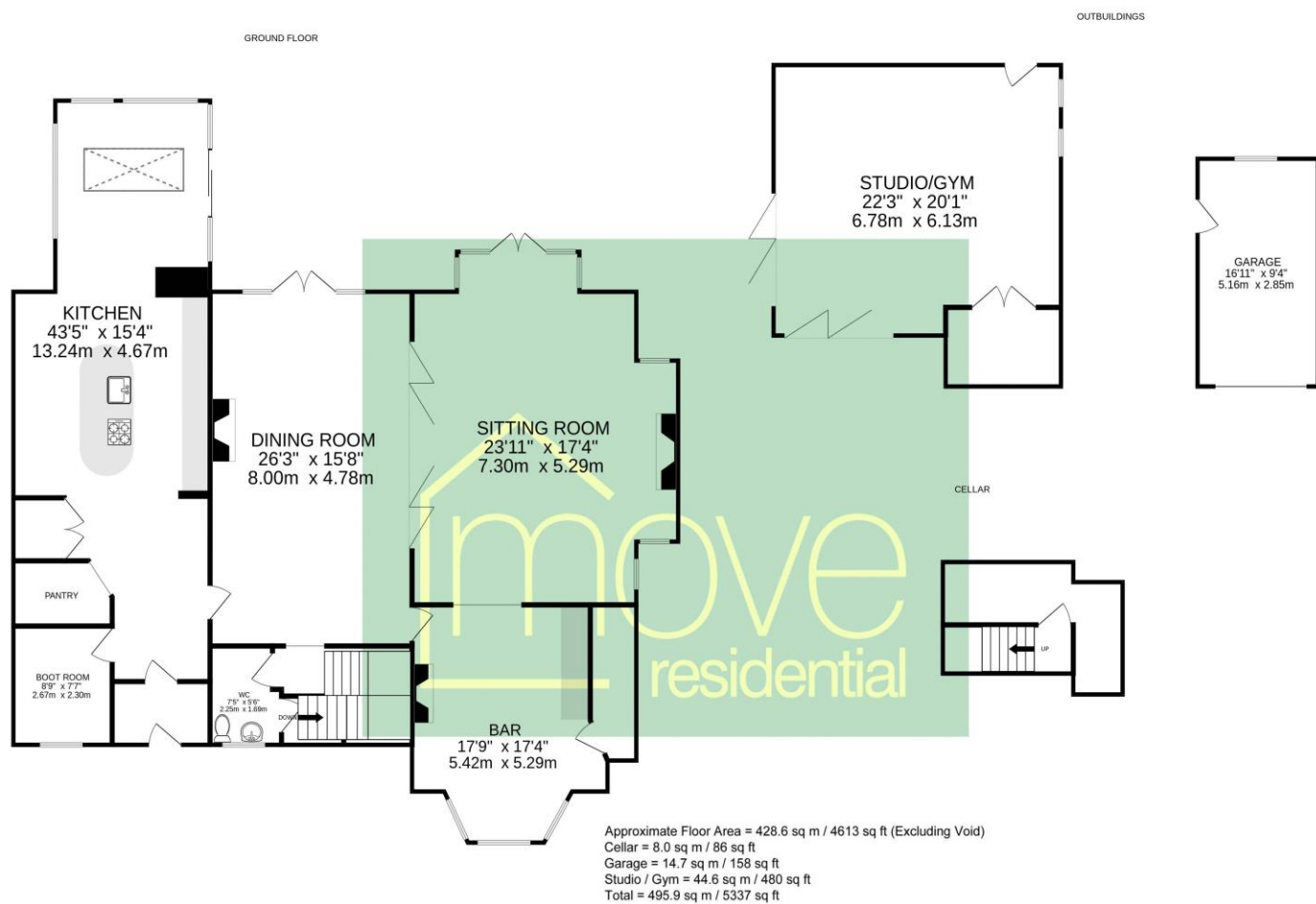
A truly exquisite residence which far exceeds all expectations. Situated on Noctorum Lane in the highly coveted area of Prenton, this five bedroom semi detached property is approached via a private driveway and boasts an enchanting frontage which exudes curb appeal. The interiors are equally charming, having been renovated to the most exemplary specifications throughout whilst also remaining sympathetic to the heritage of the building, showcasing a plethora of magnificent original features. Constructed in 1923 for the Holt family who owned the Blue Funnel Shipping Line, Tudor Gate promises to make an exceptional and incomparable forever home for an extremely lucky family.

Upon entering the residence, you are greeted by an inviting reception area which boasts a boot room and a pantry, leading through to a recently refurbished kitchen diner. Certain to impress even the most discerning of buyers, the kitchen is complete with a range of stylish fitted base and wall units, a spectacular centre island providing plentiful worktop space and a selection of sleek integrated appliances. This flows seamlessly into an orangery to the rear which is awash with natural light, providing a delightful additional sitting area where views of the garden can be enjoyed. From the kitchen you are guided into the first of three spacious reception rooms, each impeccably finished in a tasteful décor and featuring eye-catching original fireplaces. The formal dining room provides the perfect setting for sharing mealtimes and entertaining guests, leading through to a sitting room which offers a welcoming and elegant setting to relax and unwind. The third reception room features an opulent bar area which is certain to be the envy of guests and a unique addition to dinner parties. Exiting this room you will find yourself at the imposing inner hallway where a convenient WC concludes the extensive ground floor.

Ascending the ornate original staircase to the first floor you will continue to be in awe. From the gallery landing you will discover three generously sized double bedrooms each immaculately presented in keeping with the grandeur of the ground floor, with the master and second bedroom enjoying the added luxury of deluxe ensuite facilities. There is a stunning dressing room bathed in light courtesy of a walk-in bay window, along with a striking family bathroom suite featuring a roll-top bathtub. The remaining two substantial double bedrooms are located at the pinnacle of the property on the second floor, both finished to an excellent standard and benefitting from ensuite shower rooms, and adding the finishing touch to this extraordinary home is a well-equipped utility room.

Further enhancing Tudor Gate are the breathtaking grounds that surround it, providing the ultimate outdoor space for the whole household to enjoy. Vast and meticulously maintained laid-to-lawn areas provide ample room for recreational activities, and when it comes to al-fresco dining there is an array of serene spots to choose from including a patio area complete with outdoor kitchen and bar which is sure to be at the centre of al-fresco entertaining events. Continuing to make an impression, the garden additionally offers a remarkable yoga studio with exciting scope for a multitude of uses. To the front, ample off-road parking is available, and a sizable detached garage offers an abundance of additional storage space. A viewing is highly recommended to fully appreciate the unique charm and splendour that this property has to offer. Prenton is an ever popular residential area with an array of local amenities and excellent transport links throughout Wirral, Chester and Liverpool. The area also offers highly acclaimed schools for all age groups

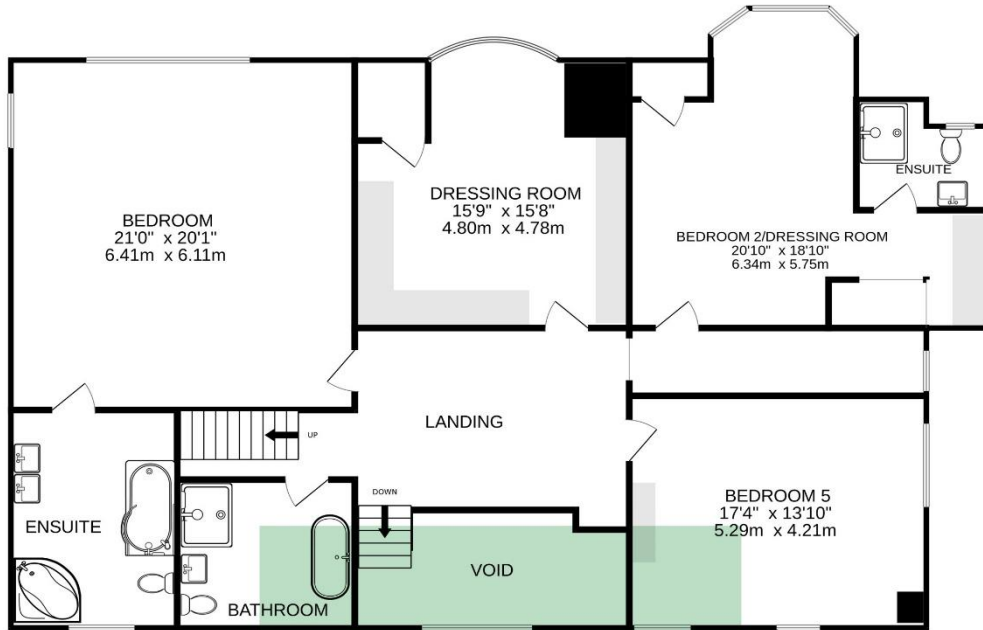




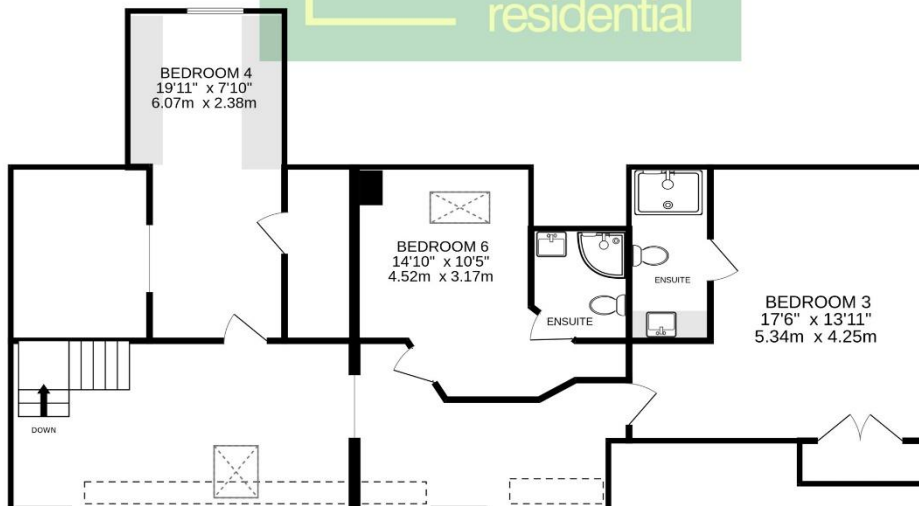
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 1ST FLOOR



## 2ND FLOOR



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## Site Map



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.