



Chenotrie Gardens, Noctorum, Wirral CH43 9WU

- Exceptional Four Bedroom Period Home With Unique Character And Elegance
- Spanning Over 4,000 Square Feet of Magnificent Living Accommodation
- Impressive Master Suite with Large Bedroom Dressing Area and En Suite Bathroom
- Landscaped Gardens, Rear Courtyard, And A Pillared Veranda with Lawn Views
- Excellent Development Potential Subject To Obtaining Relevant Planning Permission
- Commissioned In 1928, Showcasing Timeless Craftsmanship and Period Grandeur
- Grand Entrance Hall, Five Reception Rooms, Kitchen, Pantry and Cloakroom/W.C
- Three Further Sizeable Bedrooms, Bathroom and Second Floor Loft Room
- Sweeping Driveway to Ample Off Road Parking and a Detached Double Garage
- To Fully Appreciate the Quality of this Superb Residence Viewing is Essential



£1,250,000











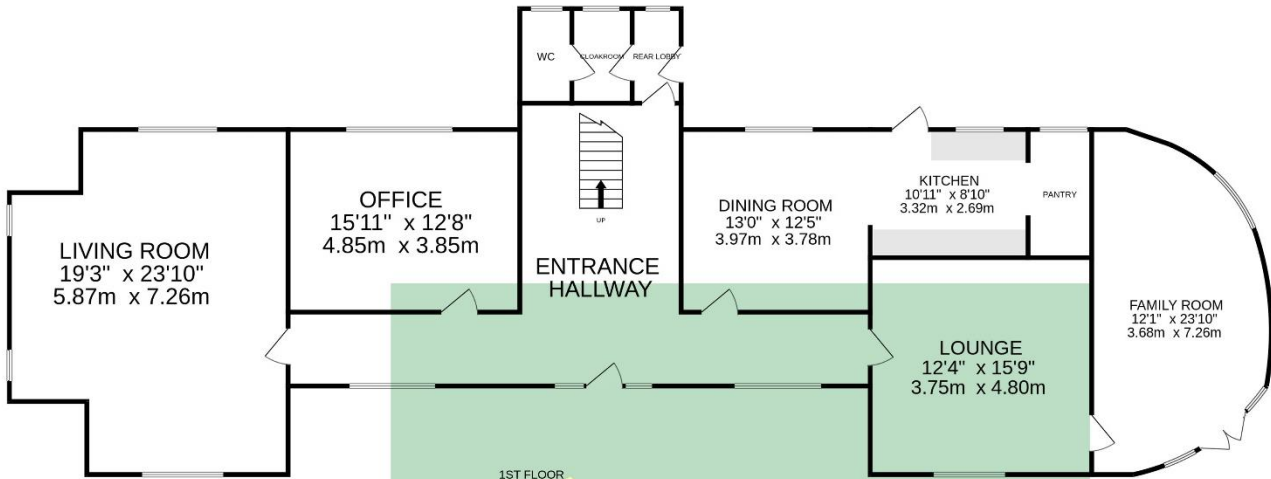




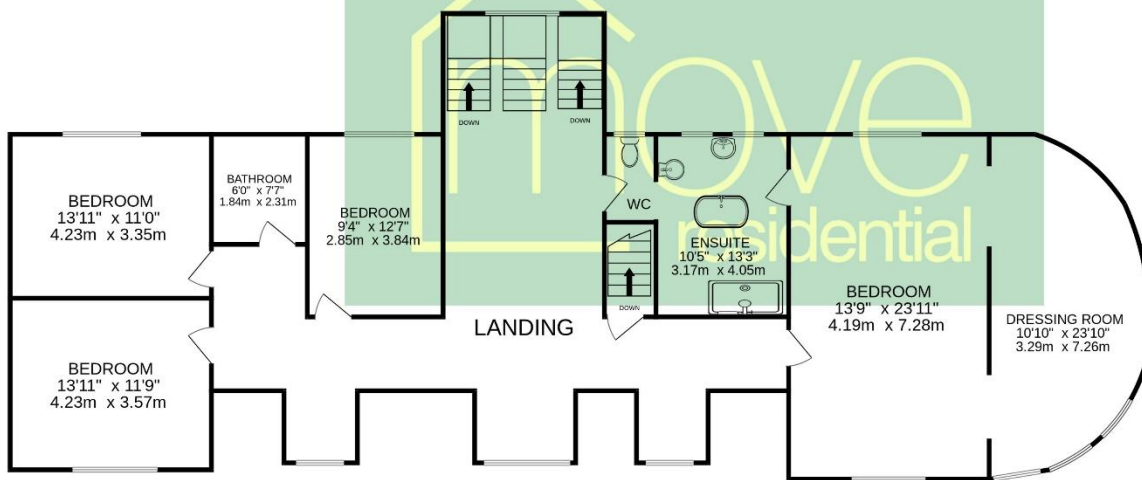


* Approximate site map

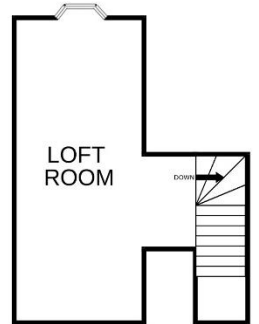
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 4069sq.ft. (378.0 sq.m.) approx.

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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Description

Set within extensive and beautifully secluded grounds, this striking four bedroom detached home, originally crafted in 1928, offers a rare blend of character, privacy, and space. Tucked away behind mature greenery and approached via a discreet entrance, the property enjoys an enviable sense of seclusion while making a bold architectural statement.

Inside, the residence delivers an abundance of generously proportioned living areas spanning over 4,000 square feet, exuding timeless charm and elegance. Many period details remain intact, giving buyers the chance to either preserve and enhance its historic appeal or embark on a full-scale transformation, capitalising on the substantial footprint of the plot.

In brief the property comprises a striking entrance hallway, four sizeable reception rooms and a breakfast kitchen with pantry. The ground floor also has a practical cloakroom and W.C. To the first floor you have a generously proportioned master suite, with large bedroom area, dressing room and en suite bathroom with free standing bath and shower cubicle. Three further sizeable bedrooms and a family bathroom. To the second floor you have a useable loft room.

Externally you have a sweeping driveway leading to ample off road parking and a detached double garage. Given the impressive scale of the grounds, there is also potential for future development. While no plans have been pursued to date, the private setting and context of neighbouring properties suggest that such a project could be feasible, subject to appropriate planning permissions. Opportunities of this nature are few and far between, and we firmly believe that only by viewing the property in person can its full potential and grandeur be truly appreciated. An early visit is highly recommended to explore everything this unique home has to offer.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 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.