



Noctorum Lane, Prenton, Wirral CH43 9TZ

- Charming Grade II Listed Three Bedroom Detached Residence
- Built In 1884 Retaining Many Original Period Features
- Three Sizeable Bedrooms and a Three Piece Family Bathroom
- Excellent Development Potential with Some Plans Already Passed
- Set Within A Private Plot Spanning a Little Under One Acre
- Spacious Lounge, Dining Room and a Well Equipped Kitchen
- Extensive and Beautifully Manicured Grounds and Ample Parking
- Viewing Essential to Appreciate this Magnificent Home & Grounds



£750,000





























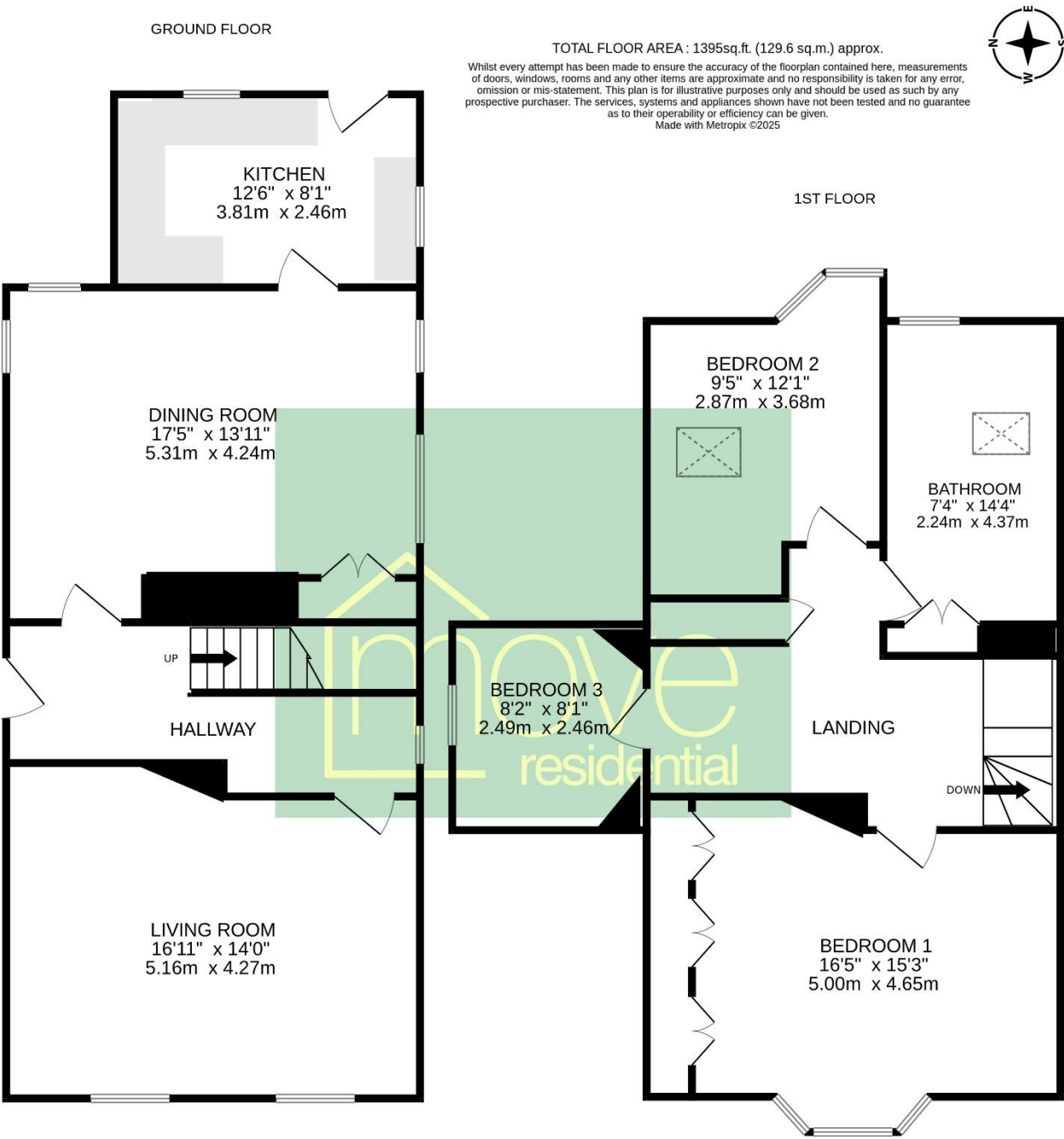
Nestled within a private and expansive plot of nearly an acre, this distinguished late 19th century residence dating back to 1884 offers a unique blend of heritage charm and development potential. This Grade II listed property sits discreetly behind a large gravel driveway, providing ample parking and a sense of seclusion.

Currently, the property has listed planning permission approved to extend the existing residence and the grounds benefit from approved planning permission for an additional dwelling, with the prospect for further development subject to consent. Full details and plans are available via the planning portal under references LBC/20/00451 and APP/17/00866.

Inside, the home exudes character throughout, with exposed timber beams greeting you upon entry and continuing throughout the property. Generous natural light fills the front reception area, while the sizeable dining room is centred around a striking fireplace. The kitchen provides plenty of surface area, storage units, and integrated appliances for modern day living. The three bedrooms are bright and neutrally styled, each comfortably carpeted. The main bathroom features a classic three piece suite, complemented by tiled walls and flooring.

Outside, the extensive garden includes a well kept lawn bordered by mature trees, a patio area ideal for outdoor dining, and a quiet seating area to enjoy the peaceful surroundings. Viewing is strongly advised to truly appreciate this magnificent property and expansive grounds. 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 group. A viewing is highly recommended to fully appreciate the unique charm and splendour that this property has to offer.

Floor Plan

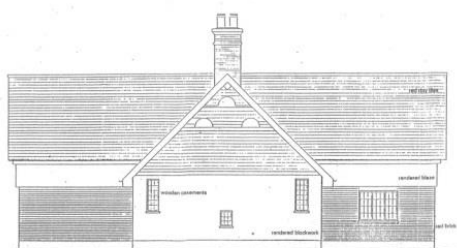
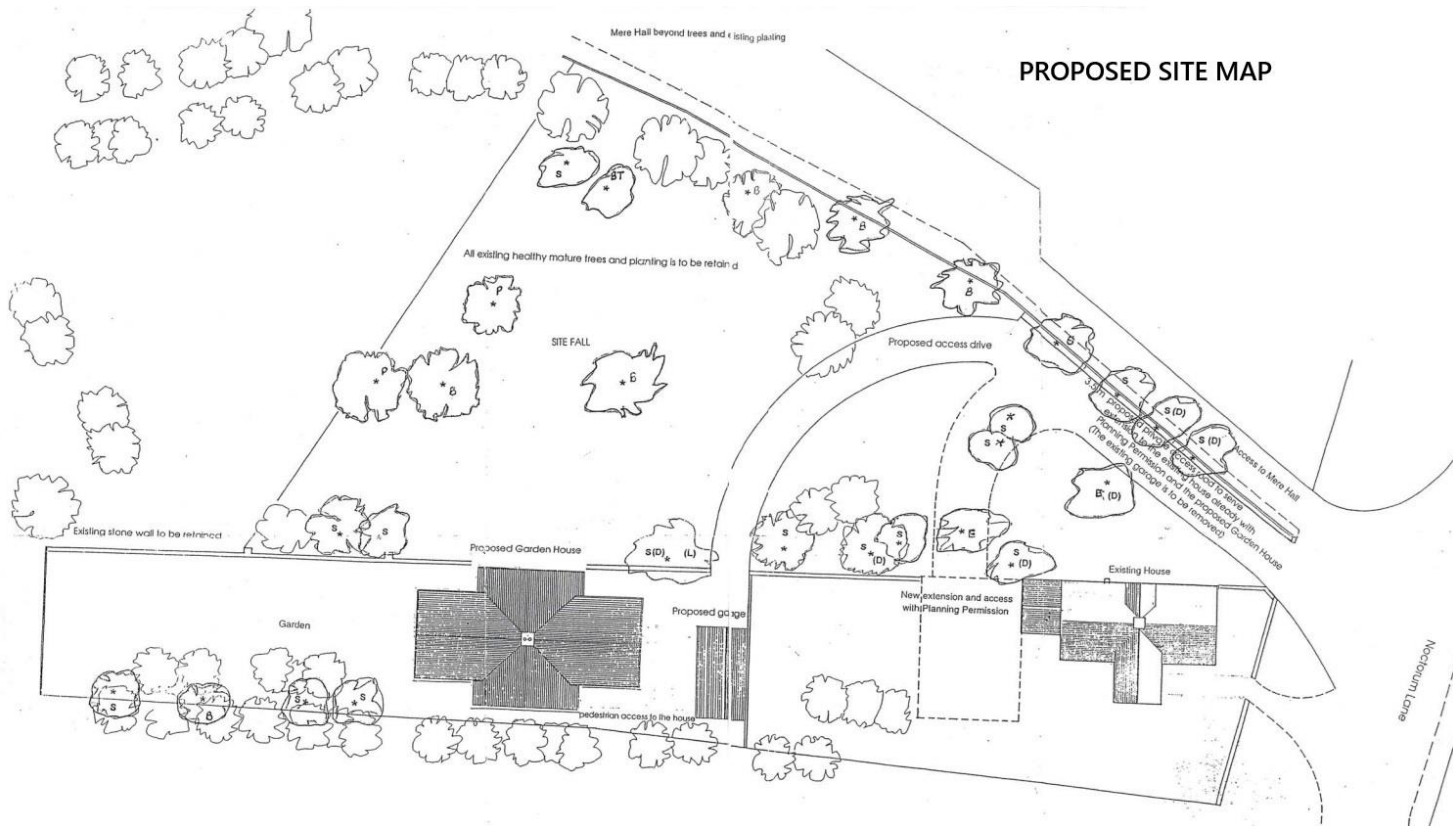


Site Map



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.



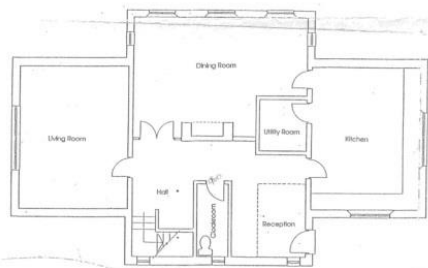
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

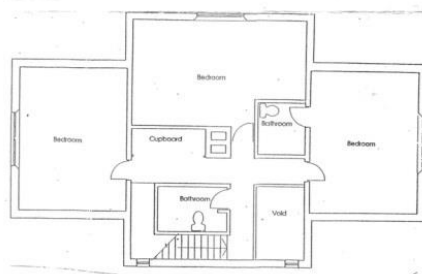


GROUND FLOOR PLAN

SCALE 1:100



WEST ELEVATION



FIRST FLOOR PLAN

Building Materials:-

Walls

Red brick and random blackwork
Random blackwork
Vertical red tile hung gables of first floor level
Cracks to south elevation to be brick and stone
Red clay tiles
Timber casements with leaded lights
Red brick

Roof

Windows

Chimney Stack

PROPOSED ELEVATIONS AND FLOORPLANS