

Brennan Ayre O'Neill

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EPC



Council Tax

St. Davids Lane, Noctorum

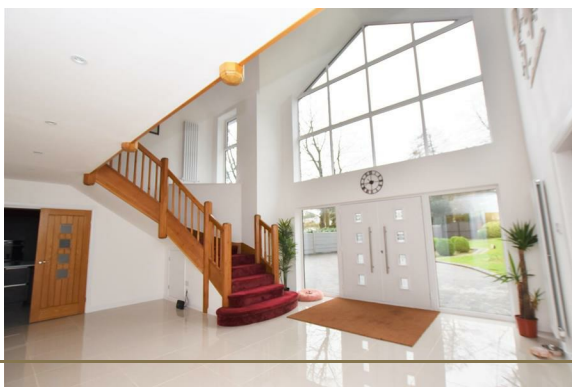
£2,800

Embrace the opportunity to reside in a home that has undergone a remarkable transformation – a true testament to architectural ingenuity and modern living. Spinney House now opens its doors for lettings, presenting a stunning blend of contemporary design and thoughtful refurbishment.

Set within a substantial garden plot, Spinney House boasts a south-westerly orientation, ensuring abundant natural light throughout. The property features three reception rooms, including a beautifully appointed kitchen breakfast room, a cinema room, and five double bedrooms with three bath/shower rooms. Additional amenities such as a cloakroom, utility room, and dressing rooms enhance the overall living experience.

Step into the grandeur of the entrance hall, a joy of contemporary design with vaulted, double-height glazing, offering panoramic views of the private garden and the picturesque south and westerly surroundings. This entrance transcends the conventional, serving as an elegant centrepiece to welcome your guests.

The property's exterior is equally impressive, with electric gates, an extensive block-paved driveway, and maintenance-free composite fencing. The 'K' rendered finish and new PVC windows showcase the attention to detail during the refurbishment.





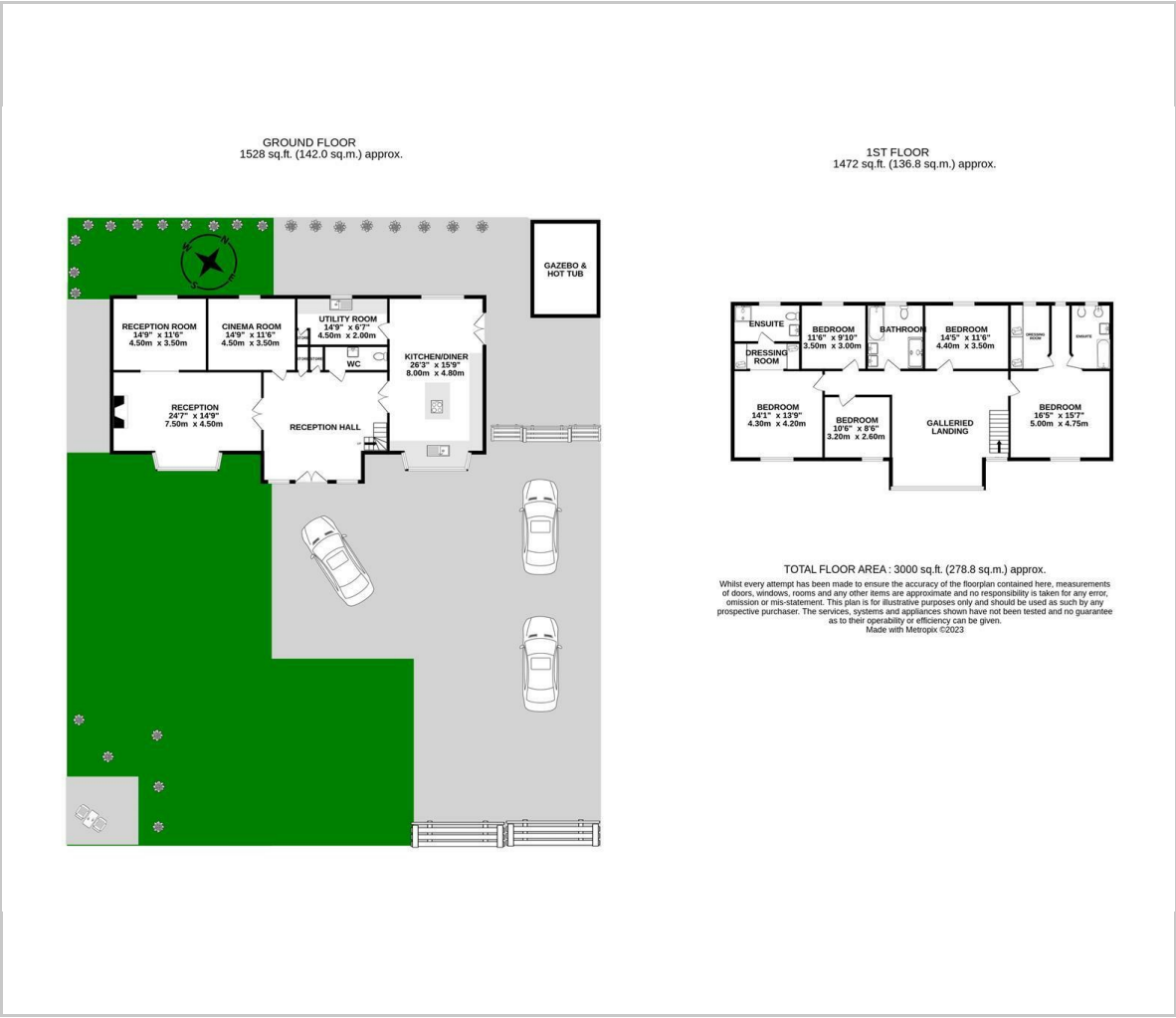
This beautiful kitchen is presented by Kuchenaus; a German crafted system with this particular specification enjoying eye level ovens; a microwave, five burner induction hob with ceiling extractor over; miles and miles of a beautiful tactile white Corian work top (consider the depth of the piece to the kitchen bay window and the engineering that was involved); Of course there are other appliances to and there's a utility room off to the rear for further white goods etc). Mood lighting (both colour changing and under counter) and an integrated sound system add the final effects to this sumptuous of family kitchens.

Beyond the polished, porcelain-tiled hallway lies the cinema room and spacious living areas. Ascend the stylish stairway to a galleried landing, leading to two grand master-sized bedrooms with en-suite facilities and dressing rooms. Three additional double bedrooms are serviced by a glamorous bathroom with an extra-large whirlpool bath.

The outdoor spaces, including lawn, rear patio, and composite decked patio with a hot tub, provide ample opportunities for relaxation. The driveway, suitable for turning around, leads to St David's Lane and ensures quick access to renowned schools like Birkenhead School, BHSA, Upton Hall, or St Anselm's, all within a ten-minute drive. The city centre is just a short additional journey. For your convenience, use CH43 9UD on your Sat Nav.

Initial Tenancy: Ask Agent
Council Tax: Band G

Floor Plan



Viewing

Please contact our Lettings Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

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