



**BARRINGTON CADDICK**  
Estate Agents & Lettings Ltd

# NEW INSTRUCTION

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9 Chenotrie Gardens Noctorum Road, Noctorum, CH43 9WU

Guide Price £1,400,000









# 9 Chenotrie Gardens Noctorum Road

Noctorum, CH43 9WU

- A Unique Residence set in Extensive Grounds
- Commissioned & Designed in 1928
- Stunningly Impressive Family Home
- 4 Bedrooms & 2 Bathrooms
- 4 Entertaining Rooms
- Large Kitchen/Breakfast Room
- Huge Dressing Room from Main Bedroom
- Magnificent mature and Landscaped Grounds
- Wonderfully Impressive Hallway & Staircase

Commissioned and designed in 1928 this unique and elegant detached residence is standing proudly within magnificent private grounds.

It's private setting tucked behind mature trees and accessible via a secluded entrance forms the backdrop of this spectacularly impressive family home which provides sumptuous living accommodation.

Maintaining many of it's original features discerning purchasers may want to sympathetically resort the property or completely revamp it utilizing the extremely generous space the plot has to offer.

As agents we recognize that only and interior inspection will truly showcase Chenotrie and what is really has to offer so we recommend an early viewing to really appreciate this magnificent residence.

Due to the wonderful size of the plot Chenotrie also provides potential for development. This avenue hasn't been explored however with the private location and surrounding properties it is believed that this could be a viable option for a developer.



Sat Nav :

Accommodation Comprising :

Grand Entrance Hallway :

Cloakroom :

Through Lounge : 19'2 x 24'9 (5.79m'0.61m x 7.32m'2.74m)

Rear Sitting Room : 12'6 x 15'9 (3.66m'1.83m x 4.57m'2.74m)

Side Dining Room : 12'7 x 23'9 (3.66m'2.13m x 7.01m'2.74m)

Front Morning Room :  
13'8 x 15'7 (3.96m'2.44m x 4.57m'2.13m)

Kitchen/Breakfast Room :  
12'6 max x 30'3 max (3.66m'1.83m max x 9.14m'0.91m max)

Stairs to First Floor :

Gallery Landing :

Through Bedroom 1 : 13'8 x 25'9 (3.96m'2.44m x 7.62m'2.74m)







Dressing Room : 12'6 x 23'9 (3.66m'1.83m x 7.01m'2.74m)  
En-Suite Bathroom :  
Front Bedroom 2 : 12'6 x 13'9 (3.66m'1.83m x 3.96m'2.74m)  
Rear Bedroom 3 : 12'4 x 13'9 (3.66m'1.22m x 3.96m'2.74m)  
Rear Bedroom 4 : 9'3 x 12'9 (2.74m'0.91m x 3.66m'2.74m)  
Family Bathroom :  
Garage & Parking :  
The Grounds :  
Council Tax :  
Note :

Directions

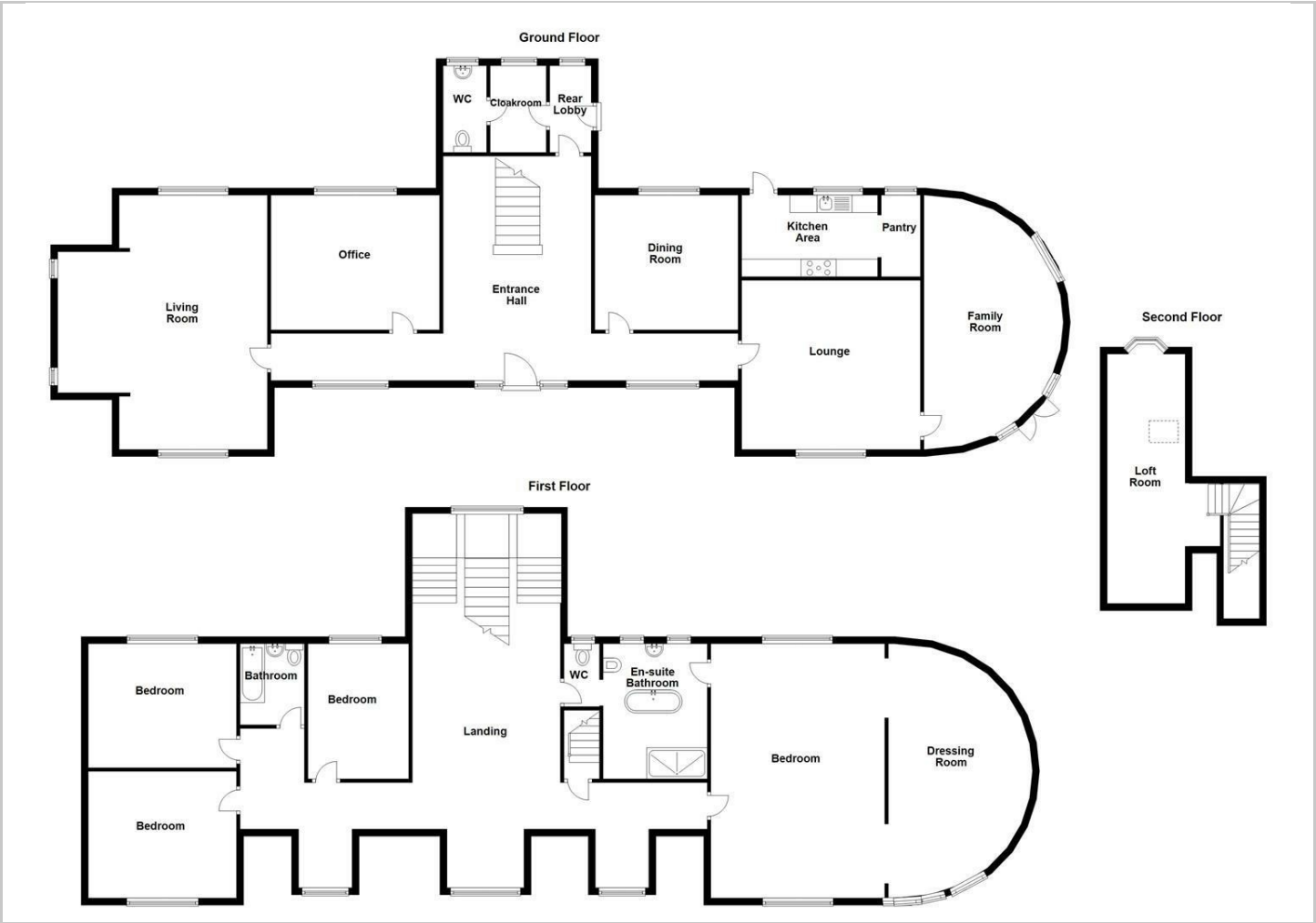








Floor Plans

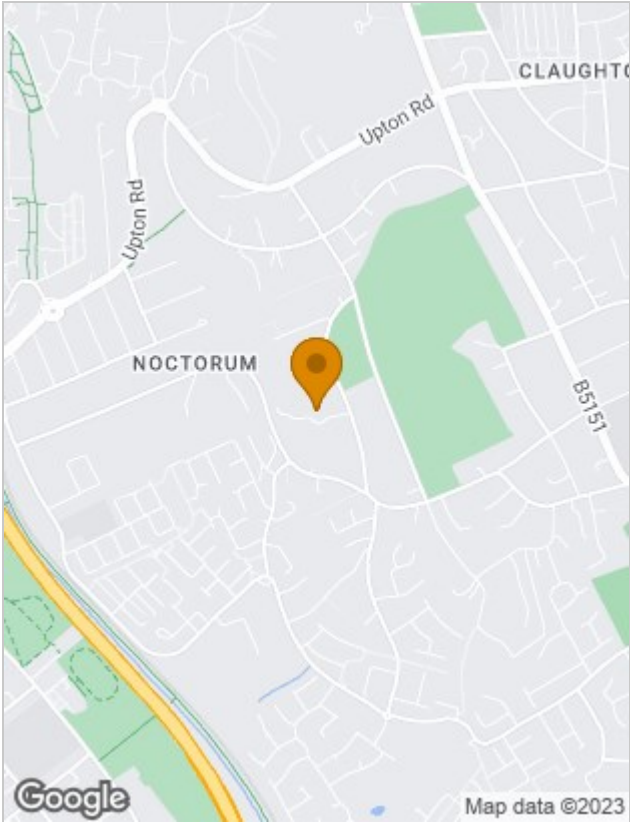


Viewing

Please contact our Prenton Office on 0151 608 0066 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

