



Noctorum Lane, Noctorum, CH43

Guide Price £274,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

We thought the Giraffe might catch your eye?

And now we may have your attention, we'd like to take you through what is clearly a property dressed in, let's say a very individual and flamboyant manner; in a style, giraffe or no giraffe, that to us at least, 'works' in a rather fabulous way. Within what is anyway a very distinguished and hugely traditional, period Victorian 'Gentlemen's residence.' its current presentation lends a well intended injection of fun, colour and, well glamour...

But take all our clients artistic approach to this mansion apartment away, and what we present for sale is a hugely impressive two double bedroomed ground floor apartment with its own private entrance.

And it comes with all sorts of features, aspects and benefits too that we'll endeavour to portray here. Nevertheless, with even just a sparkle of interest generated by your enquiry here, your likely then you want to walk through and explore this explosion of old versus modern, at your own pace... we just ask that you are in a position to buy or close to, when you do..

What's particularly important to highlight early on is the access to this apartment. You'll see the directional arrow low on the garden border directing you away from the communal entrance (an entrance to only four other apartments within this establishment); across from the considerably generous parking standing (where we can offer two unallocated parking spaces, with space for visitors too).

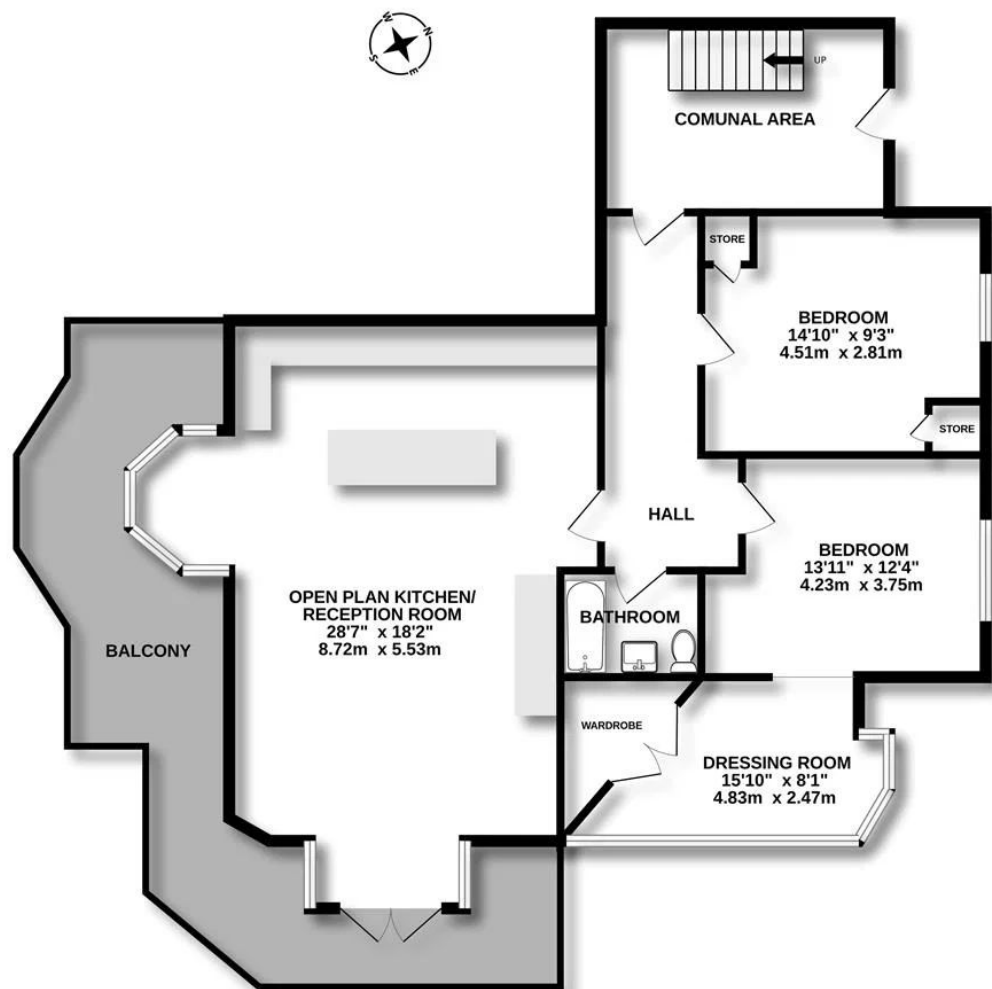
The path leads (secret garden like) through to a 'corner' of a sizeable communal garden where a separate, again unallocated, nonetheless seen as 'belonging to', considerably private garden area stands in front of the apartment's somewhat glamorous entrance. This comprises a veranda bay, tiled (original) with wide double opening doors; above which is some extraordinary detailed woodwork and beside the windows an image of a lady scything her corn - an image you must promise to leave and never take away (why







GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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