



Primrose Hill, Port Sunlight

£1,000 PCM



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented, light and airy Grade II listed cottage, ideally located in the heart of the historic village of Port Sunlight. Full of character and charm, the property has been thoughtfully updated while retaining many of its original features. Step inside to a welcoming hallway with elegant wood block flooring that flows through to the spacious lounge, complete with a feature Victorian-style fireplace – perfect for cosy evenings. The smartly fitted kitchen dining room is a real highlight, offering a modern oven and four-ring gas hob, ideal for those who enjoy cooking and entertaining. Upstairs, you'll find two generous double bedrooms and a stylish three-piece bathroom with a shower and screen over the bath, combining comfort with convenience. Outside, the rear garden is a true delight – a peaceful, well-maintained space featuring a paved courtyard and a brick-built outhouse, perfect for storage or potting plants. Set in the picturesque and sought-after village of Port Sunlight, this home is surrounded by award-winning gardens, a renowned art gallery, and a tranquil boating lake – all just steps from your front door. With two train stations within easy walking distance and plenty of local shops nearby, this location offers the perfect blend of community, culture, and connectivity. A rare opportunity to live in such a special setting – early viewing is highly recommended. Council tax band C. EPC rating D.

Hall

3'6" (1.07m) x 3'10" (1.17m)

Lounge

14'1" (4.29m) x 13'10" (4.22m)

Kitchen Dining Room

17'6" (5.33m) x 7'8" (2.34m)

Bedroom One

14'4" (4.37m) x 10'9" (3.28m)

Bedroom Two

11'1" (3.38m) x 8'11" (2.72m)

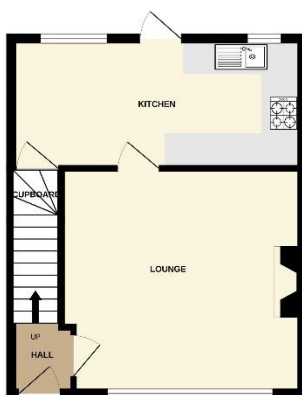
Bathroom

7'8" (2.34m) x 8'0" (2.44m)

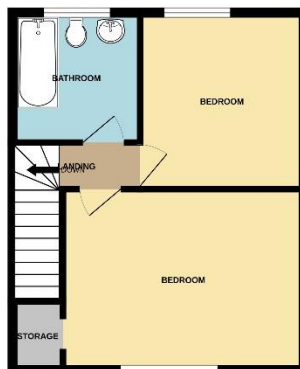




GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.




1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA - 739 sq.ft. (68.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, measured from 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		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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