



# Primrose Hill, Port Sunlight

£190,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to Port Sunlight, where history and charm blend seamlessly in this delightful 3-bedroom Grade II listed cottage. Nestled within one of the most desirable areas of this picturesque village, this property offers a unique opportunity to own a piece of architectural heritage. As you step into the cottage and through the entrance hall, you are greeted by a cozy lounge, exuding a welcoming atmosphere and featuring an exposed brick display fireplace. Continuing through, you'll discover an open plan kitchen diner allowing for both cooking and dining to take place harmoniously. The kitchen is equipped with a range of fitted units and integrated appliances include hob, oven and extractor. There is plenty of space for dining furniture and there is a door out onto the garden area. Upstairs, the cottage boasts three bedrooms which offer a canvas for personalisation and the opportunity to infuse your own style and you'll find a fully fitted shower room. Outside, the property has an enclosed rear garden which with a little bit personal touch you could create a tranquil oasis. Located in the historic village of Port Sunlight, this cottage allows you to immerse yourself in its rich heritage and charming surroundings. The village offers a range of amenities, including easy access to local shops, schools, and convenient transport links, ensuring that everyday essentials are within easy reach. Freehold subject to an annual ground rent of £1.

#### **Hallway**

5'9" (1.75m) x 2'11" (0.89m)

#### **Lounge**

14'10" (4.52m) x 14'6" (4.42m)

#### **Kitchen**

17'10" (5.44m) x 7'10" (2.39m)

#### **Bedroom One**

13'11" (4.24m) x 11'0" (3.35m)

#### **Bedroom Two**

11'0" (3.35m) x 8'11" (2.72m)

#### **Bedroom Three**

10'10" (3.3m) Max x 6'8" (2.03m)

#### **Bathroom**

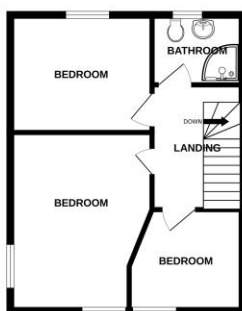
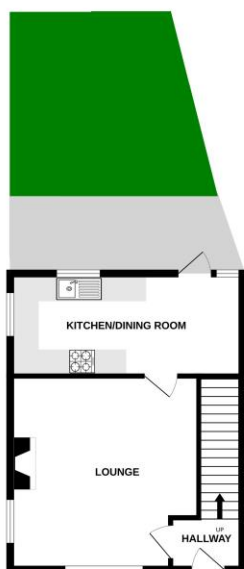
6'8" (2.03m) x 5'3" (1.6m)





GROUND FLOOR

1ST FLOOR



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### Contact Us:

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