



# Central Road, Port Sunlight

£225,000



LESLEY HOOKS  
ESTATE AGENTS







**\*360 VIRTUAL TOUR\*** Welcome to this exquisite gem nestled in the picturesque village of Port Sunlight. This charming and attractive Grade II listed cottage will capture your heart with its light and airy ambiance. As you step inside, you are greeted by a welcoming hall that sets the tone for the character and beauty that awaits you. The lounge, adorned with a feature fireplace, becomes the focal point of the room, exuding warmth and elegance. The wood block flooring adds a touch of rustic charm, creating a cozy and inviting atmosphere. Natural light dances through the windows, enhancing the overall allure of the space. Prepare to be enchanted by the smart fitted kitchen dining room. This well-appointed area seamlessly blends modern convenience with the cottage's timeless charm. The sleek design and thoughtful layout provide a delightful space for culinary adventures or relaxed family meals. The ample room allows for a dining table where cherished memories can be created and shared. Two double bedrooms beckon you to unwind and relax in their tranquil embrace. With soft, neutral tones and tasteful decor, these rooms offer a serene sanctuary from the outside world. Each bedroom provides a peaceful retreat, ensuring a restful night's sleep and a refreshing start to each day. The superb four-piece bathroom boasts a luxurious roll-top bath, inviting you to soak away the stresses of the day. The elegant fixtures and fittings, combined with the cottage's historical charm, create a harmonious blend of old-world sophistication and contemporary comfort. A highlight of this enchanting cottage is the south-westerly courtyard. Bathed in sunshine, this outdoor space is a private oasis where you can bask in the warmth, sip a cup of tea, or entertain guests. There are two handy out houses, one having a wc. Whether you're seeking solitude or looking to host a gathering, this courtyard provides a versatile and charming backdrop.



Beyond the walls of this delightful cottage, the beautiful village of Port Sunlight awaits you. Known for its stunning architecture, lush green spaces, and rich history, the village is a haven for those seeking a peaceful and idyllic lifestyle. Stroll along the tree-lined streets, admire the well-preserved buildings, and immerse yourself in the timeless beauty that surrounds you. There are two train stations within a few minutes walk and numerous bus routes nearby. Prepare to be captivated by its beauty and discover the joys of living in this picturesque village. Council tax B. Freehold. Subject to an annual ground rent of £1



#### **Hall**

3'5" (1.04m) x 3'3" (0.99m)

#### **Lounge**

14'3" (4.34m) x 13'10" (4.22m)

#### **Kitchen Dining Room**

17'9" (5.41m) x 10'10" (3.3m)

#### **Bedroom One**

17'4" (5.28m) Into Wardrobe Recess x 10'2" (3.1m)

#### **Bedroom Two**

14'0" (4.27m) x 10'4" (3.15m)

#### **Bathroom**

10'5" (3.18m) x 6'3" (1.91m)

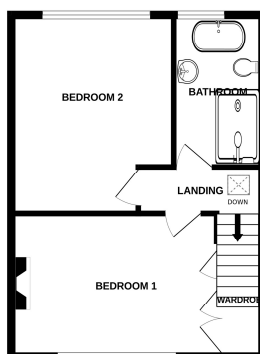
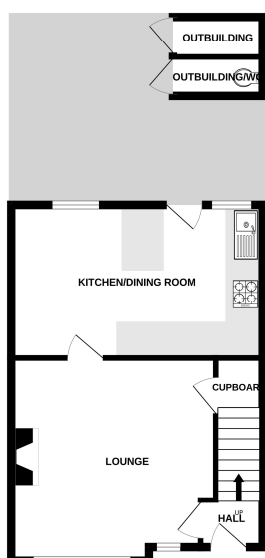






GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospectus or brochure. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition.

Drawn with AutoCAD 2012

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