



# Primrose Hill, Port Sunlight

£270,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this truly delightful Grade II listed cottage, perfectly nestled in the picturesque and historic village of Port Sunlight. Surrounded by the village's many attractions—including an acclaimed art gallery, a tranquil boating lake, and award-winning gardens—this property offers a unique blend of heritage charm and modern comfort, all right on your doorstep. Step inside and you'll instantly fall in love with the warm and inviting atmosphere. The hallway, with its original wood block flooring, leads to a cosy lounge complete with matching flooring and a charming log burner—perfect for relaxing evenings. The smartly fitted kitchen dining room is ideal for both everyday living and entertaining, offering style and practicality in equal measure. Upstairs, you'll find three well-proportioned bedrooms and a stunning four-piece bathroom, featuring elegant mood lighting and a luxurious slipper bath—a true sanctuary for unwinding after a long day. Outside, the rear garden is nothing short of divine, a private oasis that also includes an out house. With a newly installed combi boiler providing gas central heating and all the charm you'd expect from a character property, this home is also wonderfully located—just a short stroll from local shops, excellent schools, and Bebington train station, making commuting a breeze. This is a rare opportunity to own a slice of village history with all the comforts of modern living. Come and fall in love with your new home. Council tax band C.

Freehold subject to an annual ground rent of £1.00

### **Hall**

3'5" (1.04m) x 2'11" (0.89m)

### **Lounge**

14'10" (4.52m) x 14'5" (4.39m)

### **Kitchen Dining Room**

18'2" (5.54m) x 8'5" (2.57m)

### **Bedroom One**

12'0" (3.66m) x 12'0" (3.66m)

### **Bedroom Two**

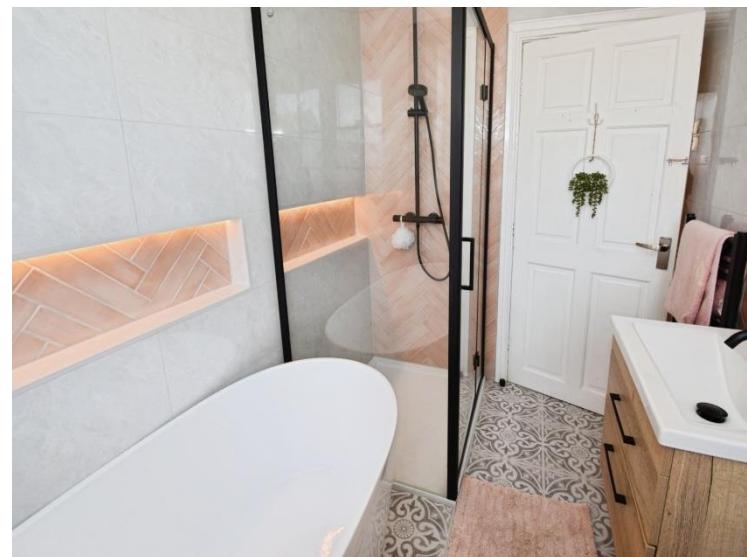
10'11" (3.33m) x 9'1" (2.77m)

### **Bedroom Three**

7'10" (2.39m) x 8'9" (2.67m) Max

### **Bathroom**

8'3" (2.51m) x 5'7" (1.7m)





GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan 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 is given. Made with Metraps C2025

### Contact Us:

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