



**‘Molly Hucksters Cottage’  
22 Knob Hall Lane, Churchtown, PR9 9QS,  
Offers Over £325,000 'Subject to Contract’**

Nestled within the serene embrace of a cobbled, secluded ginnel, and originally constructed circa 1875, this charming 'Fisherman's' cottage offers an idyllic retreat for those seeking comfort and convenience. Tucked away from the hustle and bustle, yet conveniently located within close proximity to the historic Village of Churchtown & the Southport Town Centre. Internally the deceptive living accommodation has been very well planned and modernised to the current owners high and extracting standards throughout. This cottage is quite literally a 'turnkey' for someone seeking the perfect balance of character and charm. The light & airy entrance hallway leads to the main living accommodation which includes; Lounge with feature vaulted ceiling and exposed beam, modern style fitted kitchen & shower room with WC both overlooking the secluded gardens, including conservatory to rear, providing a perfect retreat to enjoy the peace and tranquility of the private landscaped gardens! There are two double bedrooms, one arranged as a home office, and the master providing extensive fitted wardrobes. The gardens are a definite feature, landscaped to both front and rear, well established and offering a number of secluded seating areas to choose from. There is also off-road parking available for numerous vehicles. With its prime location, this property offers easy access to a wealth of amenities, shops, restaurants, and leisure facilities located at nearby Fylde Road and Churchtown Village. For commuters, Southport Town Centre provides convenient train links on the Southport to Manchester Piccadilly line ensure effortless travel to the city and beyond, making this the perfect place to call home for families, retirees and professionals alike.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*



### Entrance Porch

With Composite style entrance door including double glazed and leaded inserts. Upvc double glazed side window. Built in cupboard has gas meter, tiled flooring. Glazed inner door leads to...

### Entrance Hall

L shaped entrance hall with attractive Karndean flooring fitted and base unit housing electrical consumer unit. Upvc double glazed tall window to the front of the property and feature glazed tall window to main lounge. Built in cloaks cupboard with hanging space, door leads to main accommodation.

### Lounge - 3.53m x 4.37m (11'7" x 14'4" into recess)

Upvc double glazed window to front, living flame gas fire with granite interior, hearth and fire surround. Feature tall glazed window to entrance hall maximising natural light, vaulted ceiling with exposed beam and glazed inner door leads to....

### Bedroom 2/ Office - 2.29m x 2.9m (7'6" x 9'6")

Upvc double glazed window to front of property, double bedroom currently arranged as home office.

### Kitchen - 2.77m x 3.38m (9'1" x 11'1")

Upvc double glazed window overlooks garden to rear, most impressive farmhouse style fitted kitchen with part sage base units and ivory wall cupboards including butcher block working surfaces and separate partial granite prep area with inset single bowl Belfast style sink unit with mixer tap and drainer. Partial wall tiling, wall cupboard houses 'Intergas' combination style central heated boiler system. Appliances include 'Belling' range style oven with five burner gas hob and extractor over. Plumbing is available for washing machine and space for free standing fridge freezer. Karndean flooring continues, recessed spotlighting.

### Bedroom 1 - 3.94m x 4.22m (12'11" x 13'10" to front of wardrobes)

Upvc double glazed window overlooks enclosed garden to rear, extensive fitted full length wardrobes including hanging space and shelving to the length of one wall.

### Shower Room/ WC - 2.77m x 2.18m (9'1" x 7'2" into recess)

Upvc double glazed window overlooks garden, three-piece modern suite comprises low level WC, vanity wash hand basin with mixer tap and entry level shower enclosure with glazed shower screen and plumbed in shower with handheld shower attachment. Ladder style chrome heated towel rail, tiled wall and flooring, recessed spotlighting and extractor.

### Dining Conservatory - 2.57m x 3.56m (8'5" x 11'8")

Upvc double glazed double doors and windows leads to enclosed landscaped garden at the rear, being centrally heated and perfect for entertaining.

### Outside

The property is tucked away to a cobbled ginnel enjoying landscaped gardens, very well maintained with white picket fenced access to front via pergola entrance with York and loose stone borders, well stocked to front with a variety of plants, shrubs and bushes. Block paved driveway access provides off road parking with double gates to enclosed garden at the rear, useful built in store and further paved York stone patio leading to well established lawn to side and rear. The enclosed lawn is well screened with a variety of plants, shrubs and trees, providing a tranquil haven to enjoy with timber garden shed and seating area.

### Council Tax

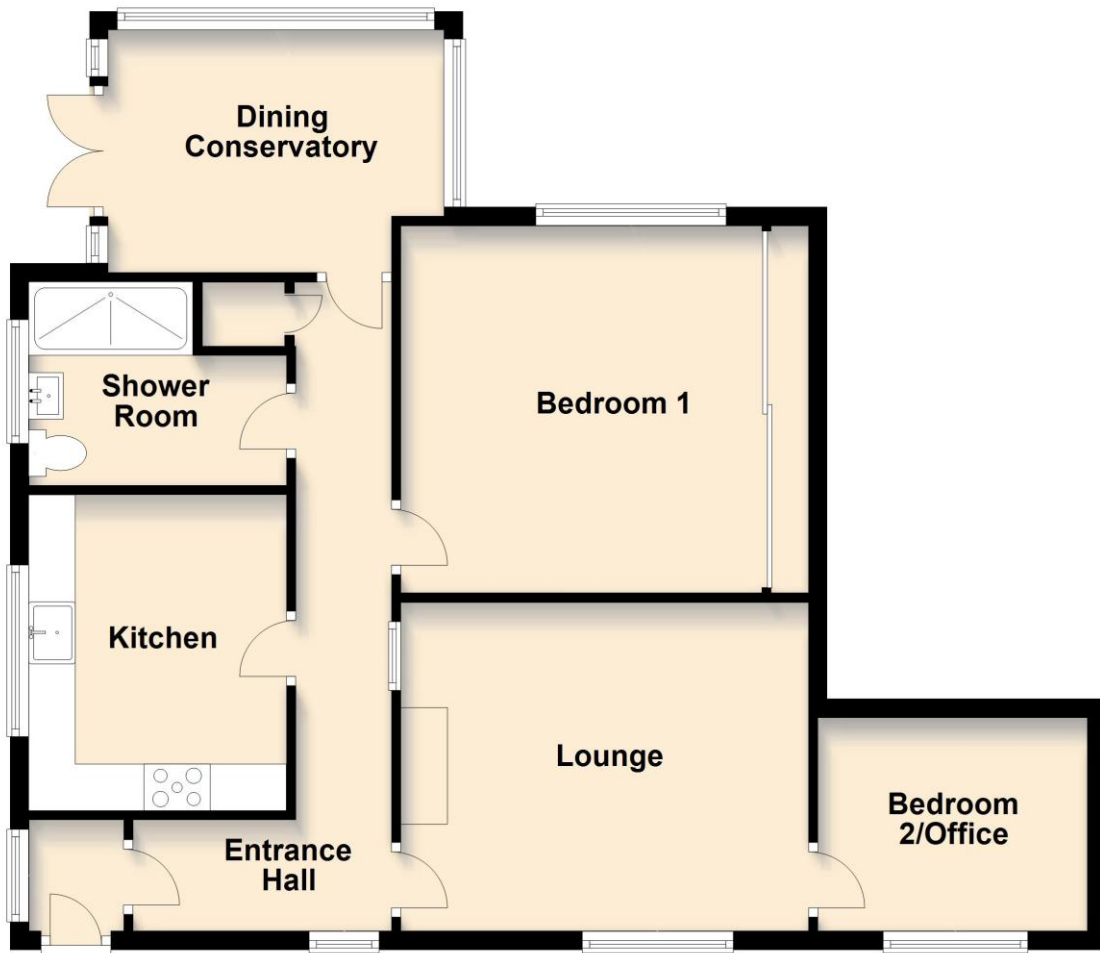
Sefton MBC band C.

### Tenure

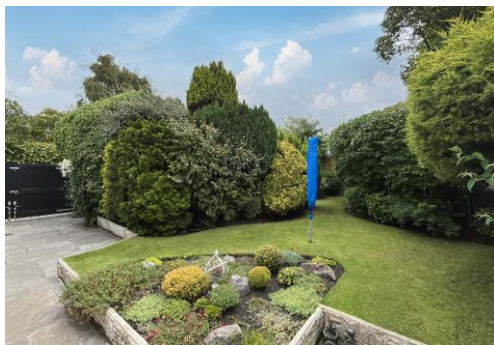
Freehold.



## Ground Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.



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