



**Sallys Lane Cottage, Sallys Lane,
Churchtown, Southport, PR9 7WA
£375,000 Subject to Contract**

An early viewing is essential to appreciate the accommodation and location of this true 'Hidden Gem.' This thatched cottage is situated in the heart of Churchtown Village with views of the historic St Cuthbert's Church spire. Both grade two listed and situated in the Churchtown Conservation Area the accommodation of this cottage briefly includes, entrance hall, lounge, dining room, study, kitchen, two bedrooms a bathroom and WC. The property stands in delightful garden which compliment the cottage perfectly planned with lawn, established shrubs and a delightful hidden courtyard to the rear.

This is truly a one off property in a one off location and presents a rare opportunity to purchase a historic property in the heart of Churchtown Village.

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Southport's Estate Agent

Entrance Hall

Cottage style outer door, useful store cupboards, electric wall heater, stable door leading to charming enclosed courtyard.

Lounge - 4.93m x 3.58m (16'2" x 11'9")

Stained glass and leaded bay window with window seat below. Open coal fire and slate surround with display plinths. Beamed ceiling, woodgrain laminate flooring, hot and cold air conditioning unit.

Study - 3.81m x 2.01m (12'6" x 6'7")

Stained glass and leaded window, beamed ceiling.

Dining Room - 3.43m x 3.58m (11'3" x 11'9" overall)

Beamed ceiling, stained glass and leaded window to outside and internally into hall, driftwood laminate flooring.

Kitchen - 2.08m x 3.35m (6'10" x 11'0")

Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces. Four ring ceramic hob with cooker hood above and electric oven below, plumbing for washing machine and dishwasher, 'Ideal' gas central heating boiler.

Bedroom 1 - 3.96m x 3.58m (13'0" x 11'9")

Electric radiator, stained glass and leaded window overlooking front. Beamed ceiling, feature exposed beams.

Bedroom 2 - 3.18m x 3.1m (10'5" x 10'2")

Stained glass and leaded window, wash hand basin.

Bathroom - 2.13m x 1.83m (7'0" x 6'0")

White suite including twin grip panelled bath, electric shower, shower screen, pedestal wash hand basin, part wall tiling.

WC - 2.13m x 0.91m (7'0" x 3'0")

Low level WC, wash hand basin, stained glass and leaded window.

Outside

The cottage stands in delightful mature gardens which compliment the cottage. The cottage is approached via a right of way over a stoned driveway leading to a gate and arched entrance which leads to the delightful front garden planned with lawn, borders stocked with specimen plants, shrubs ornamental lilies, ornamental pond with waterfall, greenhouse, decked sitting area and views of St Cuthbert's Church, charming courtyard to the rear with a timber greenhouse.

Council Tax

Sefton MBC band C.

Tenure

Freehold

Note

The property is Grade 2 listed and according to the Sefton website lists the property as a potential former farmhouse, probably late 17th century or early 18th century in origin. In addition to the listing the property is also included in Churchtown conservation area.



Ground Floor



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