



Bolton Road, Port Sunlight

£700,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this enchanting Grade 2 listed detached property built in 1889, which is a rare gem nestled in the heart of the historic conservation village of Port Sunlight. This delightful home presents a unique opportunity to own one of the few detached properties in this beautiful location. Extensively refurbished and immaculate in condition, this residence embodies the perfect blend of historical charm and modern comfort. Boasting three light and spacious reception rooms, the property retains many original features which add an air of sophistication and grandeur, while the comforting warmth of the fireplaces creates a truly inviting atmosphere. Wooden flooring throughout enhances the period charm, creating an ideal space for both entertaining guests and quiet family evenings. The heart of the home is undeniably the large open plan kitchen, equipped with a utility room and dining space, complete with original Victorian dresser. The wood counter tops, Belfast sink and Smeg range lend a touch of elegance and style, creating a kitchen that's as delightful to look at as it is to cook in. This property offers five impressive bedrooms and two bathrooms, ensuring ample space and convenience for a growing family and guests alike. Each room has been thoughtfully designed to maximise character and comfort. One of the stand out features of this property is the blend of indoor and outdoor living. To the rear is the most divine garden, accessed through an enclosed courtyard, is a private and tranquil oasis, perfect for alfresco dining on the patio or simply relaxing in the sun. Added to this, the convenience of ample off road parking makes this home as practical as it is beautiful. Situated in a thriving local community, the property benefits from nearby parks, local amenities and excellent public transport links. For families, the proximity to local schools is a significant advantage, reducing the daily commute and providing excellent educational opportunities. With its many period features including high ceilings, fireplaces, doors and wooden flooring, combined with open plan living and its ideal location, the property offers an unrivalled living experience. Perfect for families, this property is not just a house, but a place to create a home. Don't miss out on this rare opportunity to purchase a slice of Port Sunlight's history. We look forward to showing you all this wonderful property has to offer. Secondary glazing throughout. Council tax band E. Freehold subject to an annual ground rent of £1. Ultrafast broadband.



Hallway
20'3" (6.17m) Max x 19'1" (5.82m)

Lounge
19'3" (5.87m) x 14'1" (4.29m)

Parlour
14'0" (4.27m) x 13'0" (3.96m)

Sitting Room
14'2" (4.32m) x 13'0" (3.96m)

Dining Room
13'0" (3.96m) x 12'6" (3.81m)

Kitchen
14'1" (4.29m) x 9'0" (2.74m)

Utility Room
8'3" (2.51m) x 5'10" (1.78m)

Bedroom One
14'1" (4.29m) x 13'0" (3.96m)

Bedroom Two
14'1" (4.29m) x 13'0" (3.96m)

Bedroom Three
14'0" (4.27m) x 13'0" (3.96m)

Bedroom Four
14'3" (4.34m) x 13'0" (3.96m)

Bedroom Five
14'0" (4.27m) x 9'7" (2.92m)

Bathroom
13'4" (4.06m) x 5'10" (1.78m)

Shower Room
10'0" (3.05m) x 5'10" (1.78m)







GROUND FLOOR

1ST FLOOR



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Made with Mapbox GLCSS

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.