



# Bolton Road, Port Sunlight

£675,000 Offers Over



**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. Offering 2824 sq.ft of accommodation, 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  
1694 sq.ft. (157.4 sq.m.) approx.

1ST FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA: 2824 sq.ft. (262.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 guidance 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 as to their operability or efficiency can be given.  
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