



**'Peace Cottage' 28 Knob Hall Lane
Churchtown, PR9 9QS
£280,000
'Subject to Contract'**

Nestled on the charming Knob Hall Lane in Churchtown, where a delightful mix of fishermen's cottages and unique homes resides, 'Peace Cottage' is a captivating Grade II listed gem. This quaint and characterful cottage offers instant curb appeal, with an inviting entrance porch leading you inside. Traditional latch-and-brace doors open into the front living room, seamlessly flowing into a dining area and a modern fitted kitchen, all complemented by a light-filled conservatory at the rear. The inner hallway leads to two spacious double bedrooms and a sleek, modern shower room. The private, established plot is designed for low maintenance, featuring a timber shed for storage. Inside, a cozy log-burning stove adds warmth, making this a timeless retreat. Perfectly located near the heart of Churchtown Village, you'll enjoy an array of boutique shops, restaurants, bars, and the Botanical Gardens, along with the nearby Marshside Nature Reserve, ideal for dog walking. With easy access via the A565 to Southport and beyond, Peace Cottage is truly a rare find.

Entrance Porch

Outer door with glazed and leaded insert, housing combination style central heating boiler. Latch and brace inner door leads to....

Living Room - 3.89m x 4.32m (12'9" x 14'2" into recess)

Glazed and leaded window to front. Multi-fuel burning stove inset to exposed chimney breast over tiled hearth with wooden hearth and surround including mantle piece with inset bevelled vanity mirror. Oak flooring, loft access. Open plan access leading to dining area and kitchen. Latch and brace inner door leads to inner hallway and main bathroom and bedrooms.



Dining Area - 2.69m x 2.01m (8'10" x 6'7" inc areas of reduced head height)

Glazed double doors lead to conservatory overlooking rear gardens. Partially vaulted ceiling. Stable style door leads to kitchen.



Kitchen - 2.51m x 2.24m (8'3" x 7'4" including areas of reduced head height)

Glazed window to conservatory. Modern kitchen with a range of built-in base units including cupboards and drawers, working surfaces with 1 1/2 sink unit, mixer tap and drainer. Appliances include; four ring gas hob, Smeg electric double oven with extractor, integrated fridge and freezer. partial wall tiling, shelving and tiled flooring. Partial vaulted ceiling.



Conservatory - 3.73m x 4.14m (12'3" x 13'7")

Upvc double glazed window, double doors lead to enclosed rear courtyard. Woodgrain laminate flooring. Upvc double glazed window opens to roof space adjoining.



Bedroom 1 - 3.33m x 3m (10'11" x 9'10")

Upvc double glazed window overlooking rear garden. Fitted wardrobe, inset display recess.



Bedroom 2 - 2.72m x 3.02m (8'11" x 9'11")

Upvc double glazed window. Fitted cupboard.

Shower Room/WC - 1.96m x 1.88m (6'5" x 6'2")

Opaque Upvc double glazed window. Three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen, plumbed in shower. Illuminated vanity wall mirror. Fitted shelving and recess spot lighting.



Outside

Enclosed front garden well screened via hedges including raised, well stocked borders. Off road parking available to front. Secure gate leads to enclosed courtyard style rear garden. Crazy paved patio with loose stone feature, well screened and not directly overlooked with well stocked and established, plants, shrubs and trees. Garden pergola and timber garden shed.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

EPC Disclaimer

An Energy Performance Certificate (EPC) is not required for this property as it is a Grade II listed building. Listed buildings may be exempt from EPC requirements where compliance would unacceptably alter their character or appearance. Prospective purchasers should rely on their own enquiries regarding the property's energy performance and any applicable exemptions.

Note

Some of the property photos displayed may have been digitally enhanced or generated using artificial intelligence (AI) for illustrative purposes. These images are intended to provide a visual representation of the property and as a guideline of renovation possibilities and may not reflect its current or exact condition. Actual property features, finishes, and layout should be verified through an accompanied viewing or official documentation. No guarantees are made regarding the accuracy or completeness of AI-generated imagery.

Ground Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.