

exp<sup>®</sup>

LUXURY



## KNOWSLEY COTTAGE

KNOWSLEY LANE, KNOWSLEY,  
PRESCOT, L34 7HF

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## KNOWSLEY COTTAGE, KNOWSLEY LANE, KNOWSLEY, PRESCOT, L34 7HF

TOTAL APPROX. FLOOR AREA 5672 SQ FT + OUTBUILDINGS

SURROUNDED BY OPEN LAWNS AND MATURE WOODLAND, THIS GEORGIAN COUNTRY HOME OFFERS A WONDERFUL SENSE OF CALM, SPACE AND PERMANENCE. ITS ARCHITECTURE, SETTING AND ORIGINAL HERITAGE FEATURES CREATE A RESIDENCE THAT GENERATES VERSATILITY FOR MODERN FAMILY LIFE WHILE STILL PRESERVING ITS ORIGINAL CHARACTER.



## DISTANCES

- VILLAGE HALL: 3 MINS
- NEAREST TRAIN STATION: 10 MINS
- NEAREST BUS STOP: 2 MIN WALK
- SYDERS GROVE WOODLAND – 4 MINS
- KNOWSLEY HALL & PARK: 4 MINS
- KNOWSLEY SAFARI PARK: 10 MINS
- HUYTON & PRESCOT GOLF CLUB: 10 MINS
- AINTREE RACECOURSE: 15 MINS
- LIVERPOOL CITY CENTRE: 30 MINS
- MANCHESTER CITY CENTRE: 50 MINS
- M57: 6 MINS
- M58/ M62: 10-15 MINS
- M6: 25 MINS

## ACCOMMODATION IN BRIEF

- PORCH
- ENTRANCE FOYER
- DRAWING ROOM
- SITTING ROOM
- SUNROOM
- FORMAL DINING ROOM
- OPEN PLAN KITCHEN WITH DINING
- SEPARATE UTILITY ROOM
- OFFICE/SNUG
- STUDY
- CLOAKROOM WITH WC
- 7 BEDROOMS
- 4 FAMILY SIZE BATHROOMS
- SEPARATE 1ST FLOOR WC



SCAN TO  
VIEW OUR  
VIDEO TOUR.



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## OUTSIDE

- APPROX. 1.51-ACRE PLOT
  - PRIVATE DRIVEWAY
  - AMPLE PARKING FOR 10+ VEHICLES
  - EXPANSIVE MATURE LAWNS AND BORDERS
  - PAVED TERRACES AND PATHWAYS
  - OUTBUILDINGS OFFERING POTENTIAL
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## THE PROPERTY

Once home to Admiral Hornby and forming part of the Earl of Derby's estate, Knowsley Cottage dates back to around 1820 and is a distinguished period residence offering over 5,500 sq ft of elegant accommodation. The home retains an abundance of original Georgian features including sash windows, ornate architrave and coving, ceiling roses, picture rails, arched doorways and original fireplaces, all combining to produce interiors rich in character and authenticity.

The scale of the accommodation allows the house to function effortlessly as a substantial family home, with multiple reception rooms providing flexibility for entertaining and relaxed living. Seven bedrooms and four generously proportioned bathrooms are arranged to offer excellent adaptability, with the layout lending itself naturally to the creation of larger bedroom suites with dressing rooms and ensuite facilities if desired.

Beyond the main house, the original coach house and stable buildings provide substantial space with clear potential for guest accommodation, garaging, workspace or leisure use, subject to the necessary consents. Together with its established grounds, Knowsley Cottage offers a historic country residence with the space and flexibility to adapt and evolve over time.





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## GROUND FLOOR

A light-filled entrance porch leads through glazed doors into the main reception hall, where the home's Georgian past is immediately clear. Ceiling heights, proportions and retained detailing create an impressive welcome, with warm timber flooring and space for seating enhancing the sense of arrival. Practical limestone tiled flooring continues through the rest of the hallway, with storage accessed via short staircases, ensuring everyday functionality complements the home's charm.

From the hall, the principal reception rooms unfold in a balanced and logical arrangement. Positioned to the front, the sitting room offers a more intimate reception space centred around an open fireplace with decorative tiled surround. Timber floors and bespoke inbuilt shelving complement the room's proportions, while the large sash bay window frames views across the grounds, creating a room equally suited to relaxed evenings, reading, or use as a media room.

Next is the drawing room providing a more expansive formal entertaining space. Generous in scale, it comfortably accommodates larger gatherings, with timber flooring and an open fireplace with marble surround creating a natural focal point. French doors open directly onto the terrace and gardens, strengthening the connection between the interior and the surrounding grounds.



Adjoining the drawing room, the south-facing sunroom offers a bright and versatile extension of the living space. With limestone tiled flooring and direct garden access, it provides an ideal setting for morning coffee, afternoon tea or simply enjoying the outlook throughout the seasons.

Across the hall, the formal dining room mirrors the proportions of the drawing room, centred around another marble fireplace and enhanced by a panoramic bay window. This is a room designed for hosting and entertaining, yet equally adaptable as an added family living space if preferred. Its dual access connects naturally with both the main hallway and the internal corridor leading to the kitchen.

The kitchen and adjoining dining area form the practical heart of the home. Arranged with cabinetry to both sides, parquet flooring transitions into porcelain tiled dining space, while a wood-burning stove adds warmth and reinforces the home's prior life. Fresh, well-maintained cabinetry with wooden countertops provides excellent functionality, with space for a double gas range cooker and ovens. The size and positioning of the kitchen and dining room also present clear scope to create a larger open plan kitchen-family space if desired, allowing the home to evolve to suit contemporary living while respecting its original structure.

Supporting rooms include a generously sized utility and laundry room with direct external access, a study with original feature fireplace, a separate home office, a modern, ground floor cloakroom with WC and a small original wine cellar provides further practical storage.











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## FIRST FLOOR

The principal staircase, featuring an elegant iron balustrade and smooth timber handrail, rises to a wide central landing illuminated by a large skylight, filling both levels with natural light. From here, six bedrooms are accessed. The two principal bedrooms are particularly impressive, both featuring large bay windows, timber flooring and original fireplaces. Their scale allows for seating areas or dressing space, creating private suites rather than simply bedrooms. Both adjoin beautifully modernised bathrooms, including one featuring a freestanding bath, and another expansive bathroom complete with sunken spa bath, walk-in shower and refined contemporary finishes.

Four further bedrooms provide excellent additional accommodation, each with individual character, some presenting original fireplaces. These rooms are supported by a further family bathroom and separate WC.

A secondary staircase rising from the internal hallway provides independent access to another bedroom and shower room. This separate access enhances flexibility, lending itself perfectly to guest accommodation or private workspace.

The current arrangement of seven bedrooms offers exceptional adaptability. For buyers who may not require all bedrooms, the layout provides clear opportunity to create larger bedroom suites with dressing rooms and ensuite facilities, allowing the upper floors to be tailored to suit modern family living.













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## OUTSIDE

Knowsley Cottage sits comfortably within approximately 1.5 acres of established private grounds. The approach leads onto a generous driveway providing ample parking for numerous vehicles. The gardens are a defining feature of the property. Wide open lawns extend away from the house, framed by mature trees and established planting that provide seclusion and natural beauty throughout the year. These grounds offer exceptional adaptability, whether for outdoor entertaining, family life, or simply enjoying the peaceful surroundings.

The original coach house and stable buildings remain, presenting meaningful future potential, whether for garaging, guest accommodation, workspace or leisure facilities, subject to the necessary approvals. The size and maturity of the grounds give the house a sense of presence rarely found in this area, creating an environment that supports both everyday living and long-term opportunity.



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*Knowsley Cottage is a home full of history, yet well suited to modern living. Its generous proportions, flexible accommodation and established grounds offer immediate enjoyment, with clear scope to adapt and enhance over time, creating a Georgian country residence tailored to future generations.*

*Please Note: The property has seen many upgrades over the years including a sunroom replacement in 2016, a complete rewire in 2022 with a high spec heating system installed in the same year.*





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## ABOUT THE AREA

Knowsley Village and surrounding area offer a peaceful, community-focused lifestyle with a blend of traditional charm and modern comfort, anchored by a traditional green and Grade II listed church and village hall. Surrounded by green spaces and characterful homes, it's a place where village life feels calm, friendly, and well-established. With a handful of traditional pubs and local walks, it's ideal for those who enjoy a slower pace without feeling isolated.

## TRANSPORT

Knowsley Cottage is well connected, with Prescot train station just a 10-minute drive, offering direct services to Liverpool in around 25 minutes and Manchester in under 50. Local bus routes stop within a short walk, linking the village to nearby towns and the city centre. Road access is excellent via the M57, and both Liverpool John Lennon Airport (around 20 minutes) and Manchester Airport, (approx. 40 minutes) are also easily reached by car.

## SCHOOLS

Several primary schools near the property offer OFSTED 'Good' and 'Outstanding' ratings, including St John Fisher Catholic Primary School, Stockbridge Village Primary School, Emmaus Church of England and Catholic Primary School & St Albert's Catholic Primary School. For secondary education, Meadow Park School & The Prescot School are the closest to the property. Independent schools include Tower College in Rainhill just 15 minutes' drive and The Academy of Saint Francis of Assisi in L6 just 20 minutes away.





## PROPERTY INFORMATION

**Tenure:** Freehold with vacant possession

**Services:** Mains water, Mains Gas, Electric, Partial double glazing (over 50%), Gas central heating, Superfast Broadband (estimated), Alarm, Security lights.

**EPC:** D

**Council Tax Band:** G

**Flood Risk:** None (Council upgraded the drains 2022)

### Local Authority:

Knowsley Metropolitan Borough Council, Municipal Buildings, 20 Archway Rd, Huyton, Liverpool L36 9UX, Tel 0151 489 6000

**Viewing:** Strictly by appointment with Karl Ormerod.  
Tel/WhatsApp: 07443 645157.

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

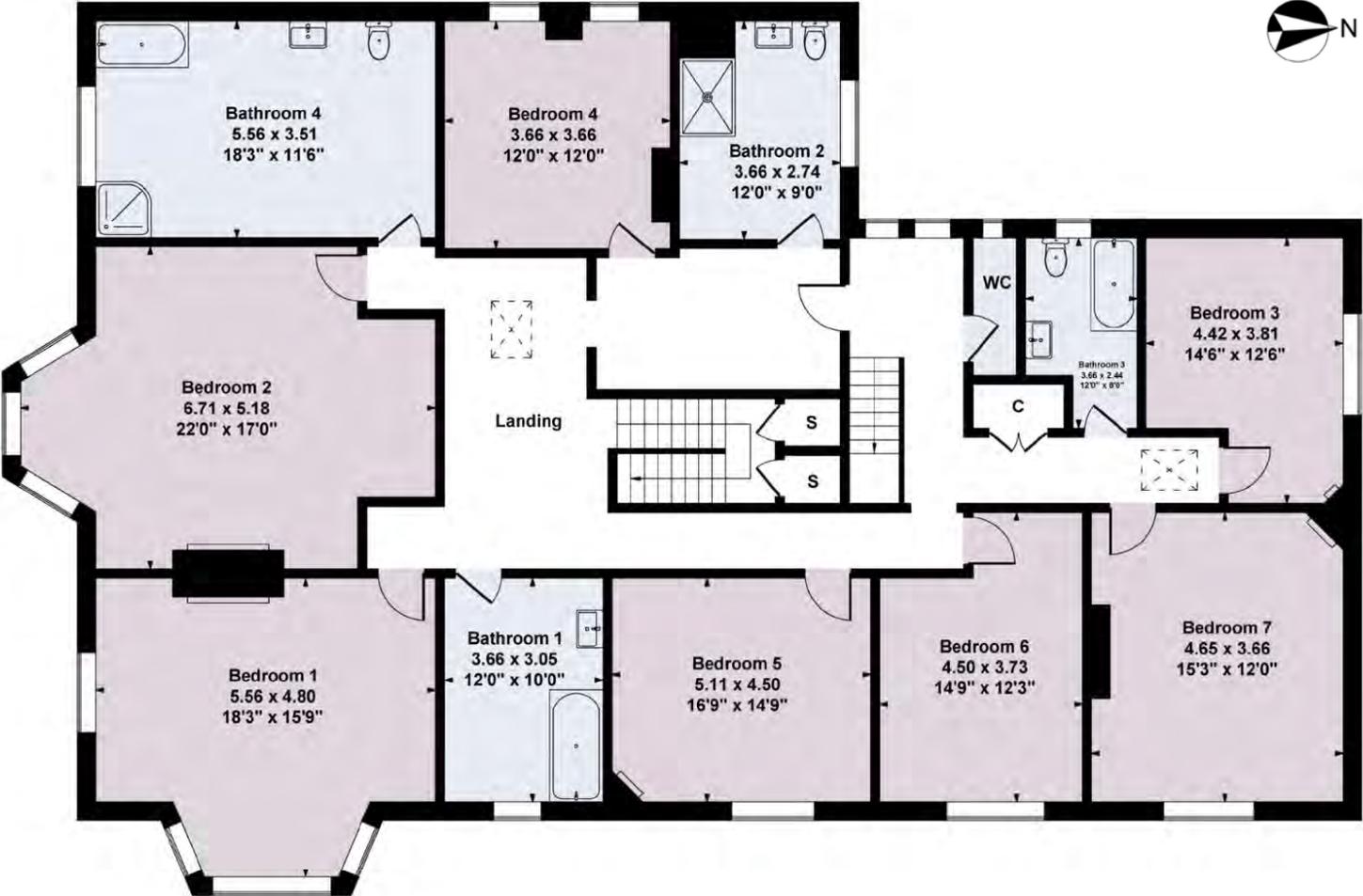
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Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



First Floor

LUXURY HOMES DESERVE  
EXCEPTIONAL RESULTS.

Contact me to arrange  
your personal viewing.

KARL ORMEROD

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LUXURY

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