




BESPOKE
by northwood

**Knob Hall Lane, Churchtown
Southport, PR9**

Offers over £550,000

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Key Features

- Hidden Gem Set Back from Knob Hall Lane
- Large Detached Residence
- Exceptional Home of Space, Style and Versatility
- Family Kitchen/Diner with 2 Further Reception Rooms
- Indoor-Outdoor Living Perfectly Executed
- Bespoke Family Living in a Secluded Setting
- EPC rating B
- Freehold





A truly exceptional detached residence, thoughtfully designed and finished to an impeccable standard by the current owners. Offering versatile and beautifully presented accommodation extending to over 2,500 square feet of living space.

Set back from Knob Hall Lane and approached via an attractive cobbled lane shared only with a handful of charming cottages, this outstanding home enjoys a tucked away position whilst remaining conveniently placed for local amenities and transport links.

Every aspect of the property has been carefully considered to create a home of both style and practicality. The accommodation flows effortlessly, centered around a stunning open-plan kitchen and dining area, ideal for modern family living and entertaining. A separate living room provides an elegant retreat, whilst a further reception room offers flexibility as a playroom, home office or snug. The impressive kitchen and adjoining playroom are complemented by elegant glass roof lanterns adding a wonderful sense of space and light to the family space.

The ground floor also boasts a generous principal bedroom suite complete with en-suite facilities, creating the perfect arrangement for those seeking single-level living if required. A practical laundry room, separate WC and integral garage add further convenience to the ground floor.

To the first floor are three additional bedrooms, including a second en-suite bedroom, together with a contemporary family bathroom, providing excellent accommodation for growing families and visiting guests alike.

Externally, the property continues to impress with extensive paved terrace and low-maintenance gardens, creating a wonderful space for outdoor dining and entertaining in complete privacy. Parking is available for multiple cars on the large paved drive way to the front and is secured via large contemporary gates giving an executive feel as soon as you enter,

Finished to the highest specification throughout and offering a rare combination of luxury, versatility and seclusion, this remarkable home represents a unique opportunity to acquire one of the area's finest contemporary residences.

Early viewing is strongly recommended to fully appreciate the quality, space and exceptional lifestyle on offer.

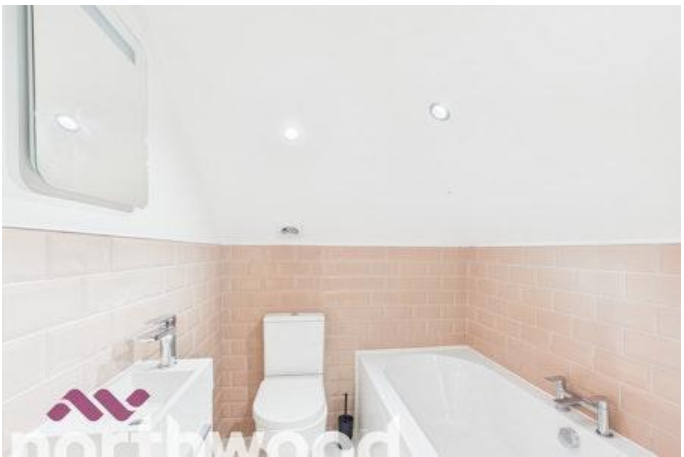


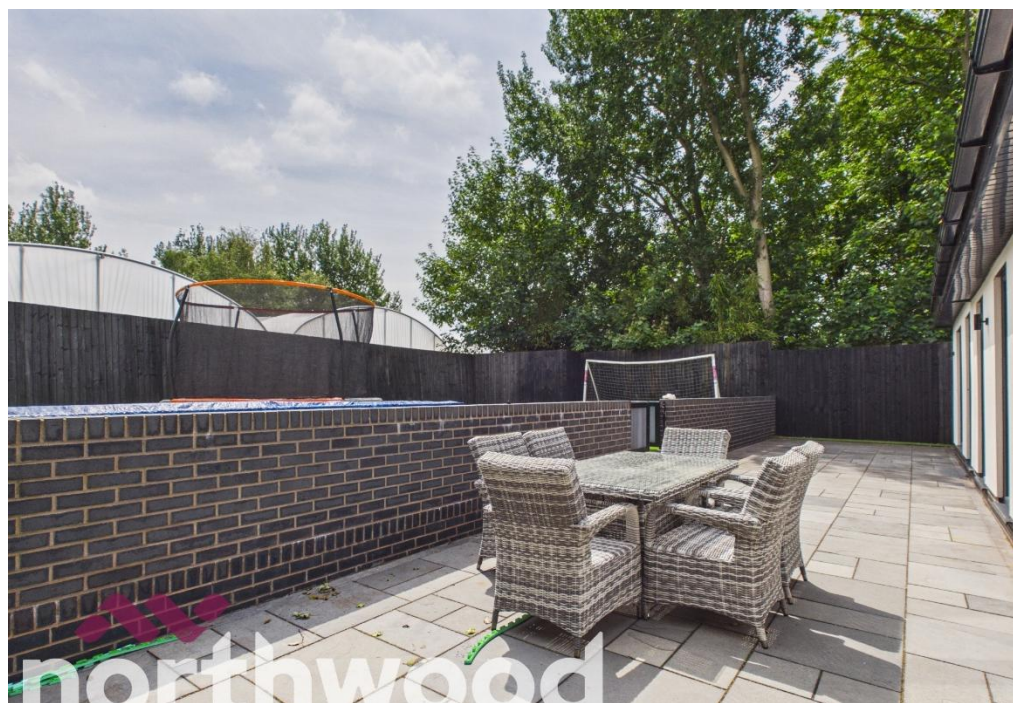
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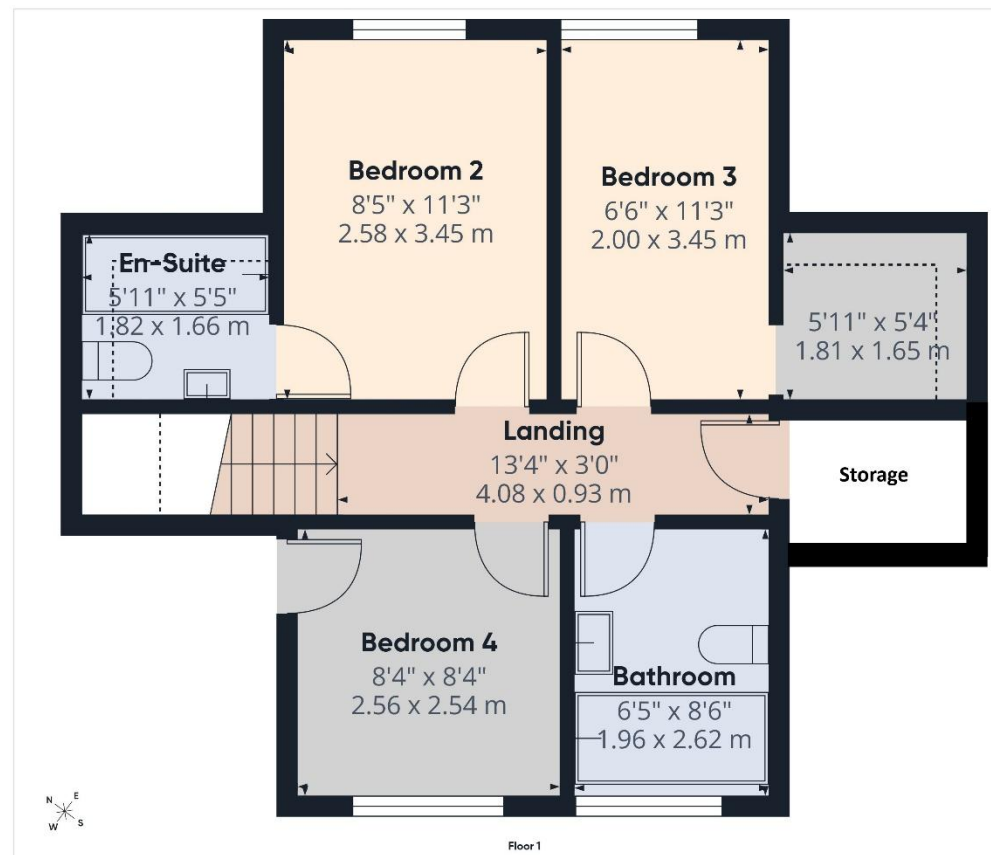
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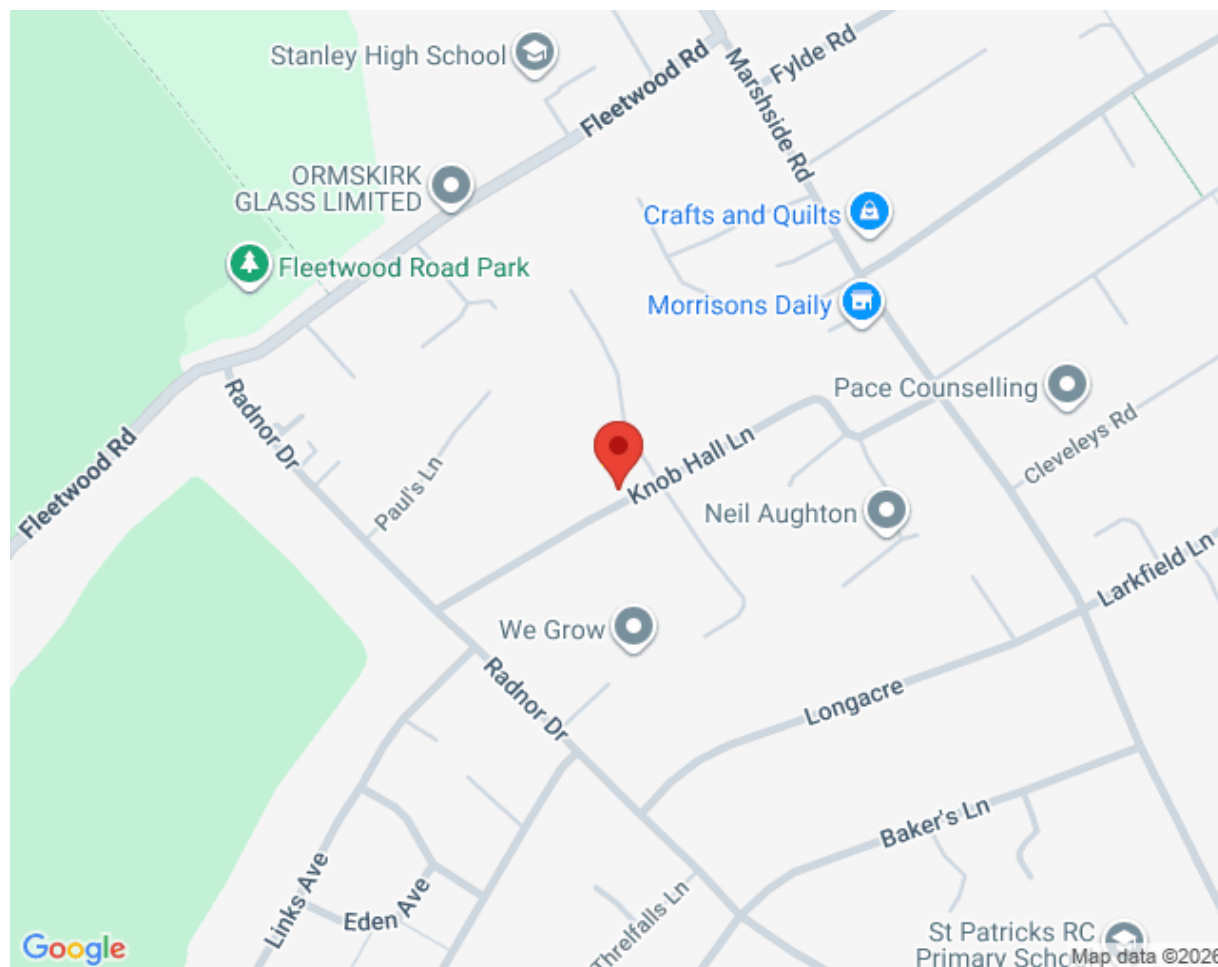






Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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