



**Sallys Lane Cottage, Sallys Lane,
Churchtown, Southport, PR9 7WA
£365,000 Subject to Contract**

An early viewing is essential to appreciate the accommodation and location of this true 'Hidden Gem.' This thatched cottage is situated in the heart of Churchtown Village with views of the historic St Cuthbert's Church spire. Both grade two listed and situated in the Churchtown Conservation Area the accommodation of this cottage briefly includes, entrance hall, lounge, dining room, kitchen, three bedrooms, a bathroom and WC. The property stands in delightful gardens which compliment the cottage perfectly planned with lawn, established shrubs and a delightful hidden courtyard to the rear.

This is truly a one off property in a one off location and presents a rare opportunity to purchase a historic property in the heart of Churchtown Village.

Entrance Hall

Cottage style outer door, useful store cupboards, electric wall heater, stable door leading to charming enclosed courtyard.

Lounge - 4.93m x 3.58m (16'2" x 11'9")

Stained glass and leaded bay window with window seat below. Open coal fire and slate surround with display plinths. Beamed ceiling, woodgrain laminate flooring, hot and cold air conditioning unit.



Study or Bedroom 3 - 3.81m x 2.01m (12'6" x 6'7")

Stained glass and leaded window, beamed ceiling.



Dining Room - 3.43m x 3.58m (11'3" x 11'9" overall)

Beamed ceiling, stained glass and leaded window to outside and internally into hall, driftwood laminate flooring.



Kitchen - 2.08m x 3.35m (6'10" x 11'0")

Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces. Four ring ceramic hob with cooker hood above and electric oven below, plumbing for washing machine and dishwasher, 'Ideal' gas central heating boiler.



Bedroom 1 - 3.96m x 3.58m (13'0" x 11'9")

Electric radiator, stained glass and leaded window overlooking front. Beamed ceiling, feature exposed beams.

Bedroom 2 - 3.18m x 3.1m (10'5" x 10'2")

Stained glass and leaded window, wash hand basin.



Bathroom - 2.13m x 1.83m (7'0" x 6'0")

White suite including twin grip panelled bath, electric shower, shower screen, pedestal wash hand basin, part wall tiling.

WC - 2.13m x 0.91m (7'0" x 3'0")

Low level WC, wash hand basin, stained glass and leaded window.



Outside

The cottage stands in delightful mature gardens which compliment the cottage. The cottage is approached via a right of way over a stoned driveway leading to a gate and arched entrance which leads to the delightful front garden planned with lawn, borders stocked with specimen plants, shrubs ornamental lilies, ornamental pond with waterfall, greenhouse, decked sitting area and views of St Cuthbert's Church, charming courtyard to the rear with a timber greenhouse.

Council Tax

Sefton MBC band C.

Tenure

Freehold

Note

The property is Grade 2 listed and according to the Sefton website lists the property as a potential former farmhouse, probably late 17th century or early 18th century in origin. In addition to the listing the property is also included in Churchtown conservation area.

Ground Floor



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 56 |
| (39-54) E | | |
| (21-38) F | 21 | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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.