



Chicken Corner Farmhouse

Raby Mere Road, Wirral, CH63 4JQ

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Guide Price - £650,000

Chicken Corner Farm is a charming Grade II Listed property, originally constructed in the 1600s. Nestled in a semi rural setting on Raby Mere Road, it offers a peaceful retreat while still being conveniently located near local amenities, transport links, and within the catchment area for highly regarded schools.

Over the years, the property has been sympathetically modernised, preserving its original character and charm. Notable updates include the replacement of the thatched roof, the installation of a beautifully appointed kitchen, new hardwood windows throughout and Karndean flooring. The spacious ground floor accommodation comprises a porch, entrance hallway, sitting room with a wood burning stove, large family room and separate dining room, a kitchen with a centre island, utility room, office/garden room, and two bedrooms, complemented by three beautifully fitted bathrooms. On the first floor, there are two more double bedrooms and a shower room. Externally, the property boasts wrap around gardens designed for low maintenance. To the rear, you will find a lawned area with mature shrubs and trees, a brick set patio with a large built in BBQ, a gravel area, and a private courtyard plus hot tub. The side of the property offers further space, primarily gravelled, with secure borders and gated access to both the front and rear.

LOCATION

Raby, situated on the Wirral Peninsula, is a charming and sought after location known for its idyllic natural setting and peaceful atmosphere. The village is best known for the picturesque Raby Mere Lake, a tranquil spot surrounded by lush greenery and perfect for leisurely walks, picnics, and spotting local wildlife.

Both the popular Wheatsheaf/Cow shed restaurant together with the Red Fox are located nearby.





Although it offers a semi rural lifestyle, Raby is conveniently located with easy access to local amenities, nearby villages, and larger towns. It benefits from excellent transport links to Liverpool, Chester, and North Wales, making it ideal for commuters or those seeking a peaceful retreat while remaining well connected. Highly regarded schools, shops, and recreational facilities are within close reach, enhancing its appeal for families and professionals alike. With its blend of natural beauty, quiet charm, and accessibility, Raby is a hidden gem in the Wirral, offering a perfect balance of countryside living and modern convenience.

ACCOMMODATION

ENTRANCE PORCH

Double glazed door and side windows, tile flooring, inner door through to the inner hallway.

INNER HALLWAY

Tile flooring, radiator, door through to the family room.



FAMILY ROOM

A large family room having high pitch exposed beam ceiling, almost full height double-glazed windows to rear, further double-glazed windows to side, engineered timber flooring, 2 radiators.

DINING ROOM

Double glazed windows and French door leading out to the rear garden, tile flooring, radiator, high pitch beam ceiling.

BREAKFAST KITCHEN

Fitted with a modern comprehensive range of wall base and drawer units. Central preparation island/breakfast bar, contrasting granite work surfaces, inset stainless steel sink unit with a mix tap over. Large AGA oven, integrated dishwasher plus integrated fridge and freezer, tile flooring, radiator, high pitch beam ceiling, double glazed windows to side door through to the side porch/laundry with tile flooring, radiator, central heating, boiler and door to side.

UTILITY

Situated off the breakfast kitchen, having a range of wall and base units. White Belfast style sink unit with a mix tap over, tile flooring, two double glazed windows.

INNER HALL

Double glazed window to front, stairs to the first floor landing, decorative fireplace, radiator.



GROUND FLOOR BATHROOM

Whirlpool bath with a mix tap and handheld showerhead over, w.c. and wash hand basin, heated towel rail, tile walls, double glazed window.

GROUND FLOOR BEDROOM 1

Situated off the inner hall. A double bedroom room having two double glazed windows, radiator.

SITTING ROOM

Situated off the inner hall. Having double glazed window, feature wood burner, radiator.

OFFICE

Double glazed windows and matching French doors to rear garden, tile flooring.

WETROOM

Wall mounted mains showers, w.c., wash hand basin, heated towel rail. Part tile walls, tile flooring.

BATHROOM

Roll top double ended bath, his and her vanity wash hand basin, radiator, cupboard housing the second central heating boiler, double glazed window and door through to the second ground floor bedroom.

GROUND FLOOR BEDROOM 2

Double glazed windows, door to outside and radiator.

FIRST FLOOR LANDING/STUDY AREA

Double glazed window, office furniture.





BEDROOM 3

Double bedroom with a double glazed window, built in wardrobes and dressing table.

BEDROOM 4

Double-glazed window, radiator.

SHOWER ROOM

Well-appointed 3-piece suite, comprising a shower cubicle with mains shower, w.c. and vanity wash hand basin, heated towel rail, double glazed window.

OUTSIDE

Approached via Willaston Road. There is a shared driveway access leading to a private driveway providing ample off-road parking leading to a fence and pedestrian gate. Beyond the fence is a large pea gravel garden with built up planters, gate access to rear garden plus pedestrian gate and an additional vehicle gate leading out onto Raby Mere Road.

GARDEN

To the rear of the property there is a well kept lawned garden with mature shrubbery and trees, further pea gravel garden and space to the side of the property accommodating a hot tub.

SERVICES

Mains water, electric, septic tank drainage.

COUNCIL TAX

TBC

EPC

E



DIRECTIONS

Sat Nav CH63 4JQ

What3words ///stunner.promotion.heat

APPROXIMATE DISTANCES

Liverpool Airport - 31.5 miles

Manchester Airport - 40.2 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

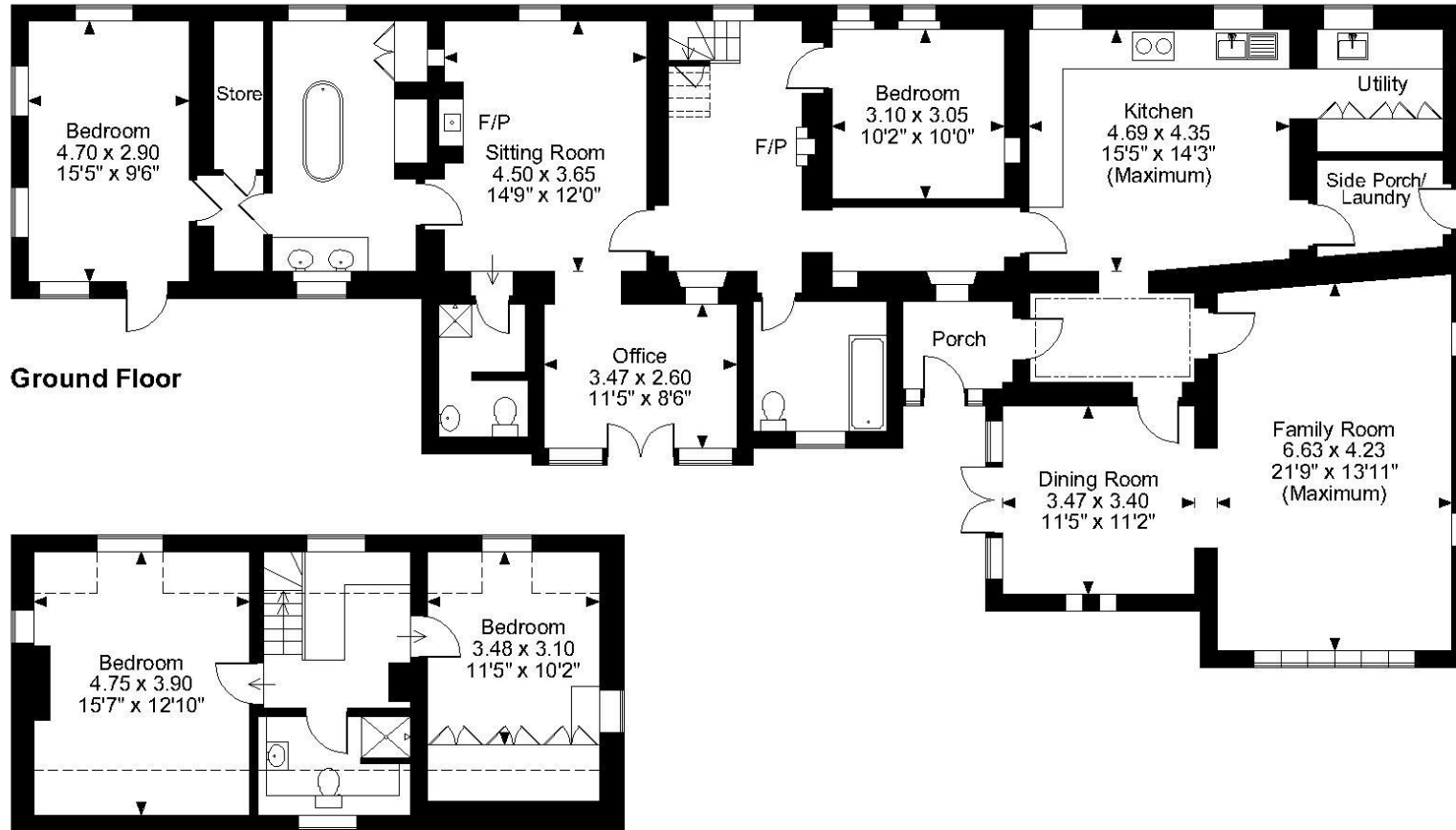
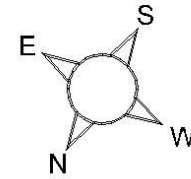
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

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Raby Mere Road, CHICKEN CORNER FARMHOUSE, Raby Mere, Wirral
Approximate Gross Internal Area
2461 Sq Ft/229 Sq M



Ground Floor

First Floor

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