



**Constables**  
SALES & LETTINGS

Raby Mere Road Raby, Wirral

£825,000

This extraordinary and sophisticated residence is bedded within the sweeping Wirral countryside. Its striking design perfectly complements the natural surroundings, and the interior spaces are meticulously crafted with modern living in mind.





# Constables

SALES & LETTINGS

- Impressive Detached Period Residence
- Four/Five Bedrooms & Three Bathrooms
- Self Contained Recording Studio & Control Room
- Early Viewing is Essential
- Significantly Extended & Renovated in Recent Years
- Open Plan Kitchen-Living-Dining Space
- Outbuilding for Storage
- Approximately 0.75 acres plot with Extensive Lawn, Patio and Pergola
- Separate Lounge and Utility Room
- Semi-Rural yet Accessible Location

### Property Description

This extraordinary and sophisticated residence is bedded within the sweeping Wirral countryside. Its striking design perfectly complements the natural surroundings, and the interior spaces are meticulously crafted with modern living in mind. The location is semi-rural yet accessible with the M53 motorway a short five-minute drive away. As you wind through the quiet country roads you come to the hamlet of Raby where 'Raby Cottage' is situated. Slate roofing sits atop crisp silhouettes of white render, darkened stained boards, and exposed brick work striking dramatically against the surrounding countryside.

The original structure has been renovated and extended with great flare and sensitivity and this includes the external outbuildings which are used as a recording studio and control room and could easily be adapted to suit a variety of uses. Imaginatively designed and with acute attention to detail, the spaces inside and out function with a great dexterity. Deft touches and creative slights of hand are apparent at every turn.

The primary entrance is via the driveway. As you enter the property you enter an impressive open-plan living space which incorporates living, dining and kitchen areas. The layout is simply orchestrated to appear effortless and graceful, with a play of light responding to the ever-changing weather. In summer, bi-folding doors are thrown open, and the house spills onto the patio. In cooler months, the internal spaces transform into homely retreats with a roaring log burning stove. The ground floor also features a separate lounge area, a spacious study and a utility room and ground floor shower room.

The first floor has four generous bedrooms which all overlook open farmland. The fourth bedroom has been converted into a dressing room and incorporated into the main bedroom along with a stunning en-suite shower room. The dressing room could easily be reinstated as a fourth bedroom with its own entrance if required. The first floor is completed by a well-appointed bathroom. To the front of the house, there is space to park three cars. There is substantial patio which affords a seamless transition between the outside and inside, this wonderful area wraps around the rear and side of the house with a pergola to make it a very enticing al fresco spot for entertaining. The patio area adjoins an extensive lawn with uninterrupted views over the adjoining countryside.

### Location

The property is located in Raby; a picturesque hamlet in the heart of the Wirral countryside. Raby has a small number of houses and farms and also has a 17th Century thatched pub and restaurant (The Wheatshaf Inn) which is within walking distance from the property.

The village of Thornton Hough is less than 1 mile away which has a village club and primary school as well as Thornton Hall Hotel and Health Club.

A more comprehensive range of amenities are available in the nearby towns of Neston (2.5 miles) and Bromborough (3.5 miles).

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Calday, West Kirby and Wirral, Birkenhead School, and closer to Chester; Abbey Gate College and the Kings and Queens, Chester. On the recreational front there are football, rugby,

cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The property is ideally placed for commuting to the major commercial centres of the region; the A540 is 1 mile away via Upper Raby Road which provides easy access across the Wirral to Chester. The M53 motorway which links to the national motorway network via the M56 is approximately 2.5 miles away.

Approximate Distances: Liverpool: 9 miles. Chester: 12 miles. Manchester: 48 miles

### Other Information

Tenure: Freehold

Council Tax: Band E Wirral Borough Council:

Services: Mains Electric & Gas.

Drainage: Sceptic Tank

Fibre Broadband

Tenure: Freehold

EPC: 71 C

### Open Plan Living Space

dining room: 20'4" x 12'11". kitchen-sitting room (dining room: 6.20m x 3.94m. kitchen-sitting room:)

### Lounge

16'3" x 11'4" (4.95m x 3.45m)

### Office/Bedroom Five

10'4" x 9'7" (3.15m x 2.92m )

### Utility Room

8'5" x 6'5" (2.57m x 1.96m)

### Shower Room

8'5" x 5'7" (2.57m x 1.70m)

### Landing

#### Bedroom One

16'4" x 11'8" (4.98m x 3.56m )

#### En-Suite Shower Room

7'1" x 5'5" (2.16m x 1.65m)

#### Bedroom Two

12'11" x 10'1" (3.94m x 3.07m)

#### Dressing Room / Bedroom Four

8' 7" into wardrobe x 9'8" extending to 13'1" (2.44m x 2.13m into wardrobe x 2.95m extending to 3.9)

#### Bedroom Three

12'4" x 11'1" (3.78m x 3.40m)

#### Bathroom

6'11" x 6'10" (2.11m x 2.08m)

#### Recording Studio

19'9" x 12'6" (6.02m x 3.81m)

#### Recording Studio Control Room


12'8" x 10'5" (3.86m x 3.18m)

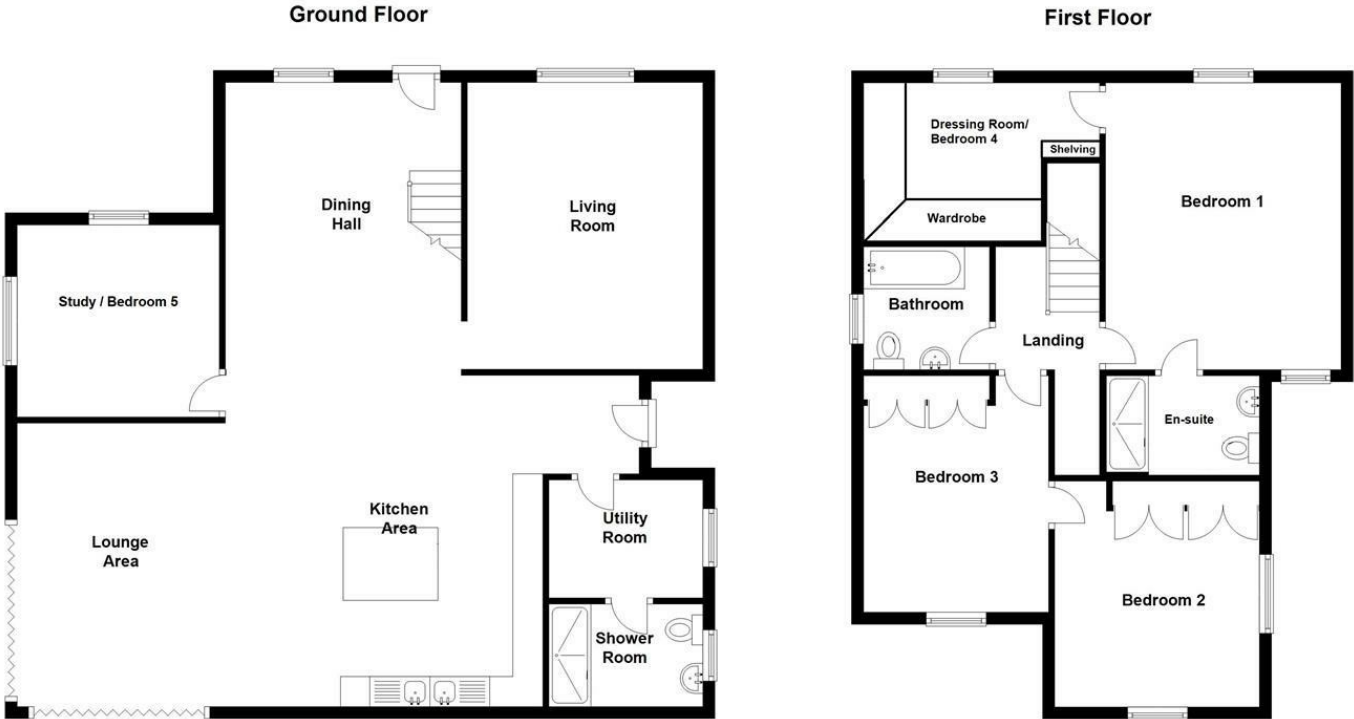
#### Mower Store





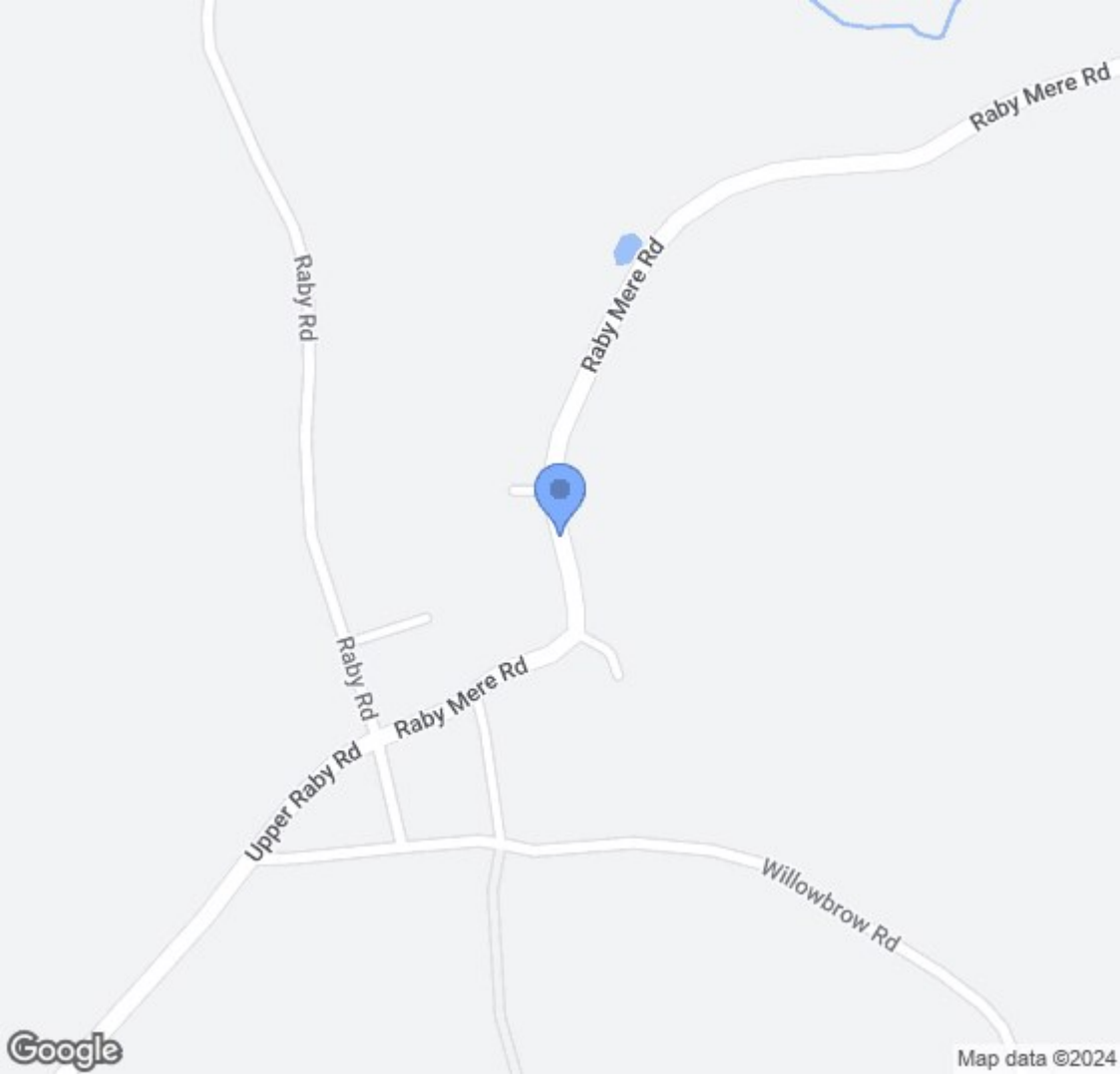
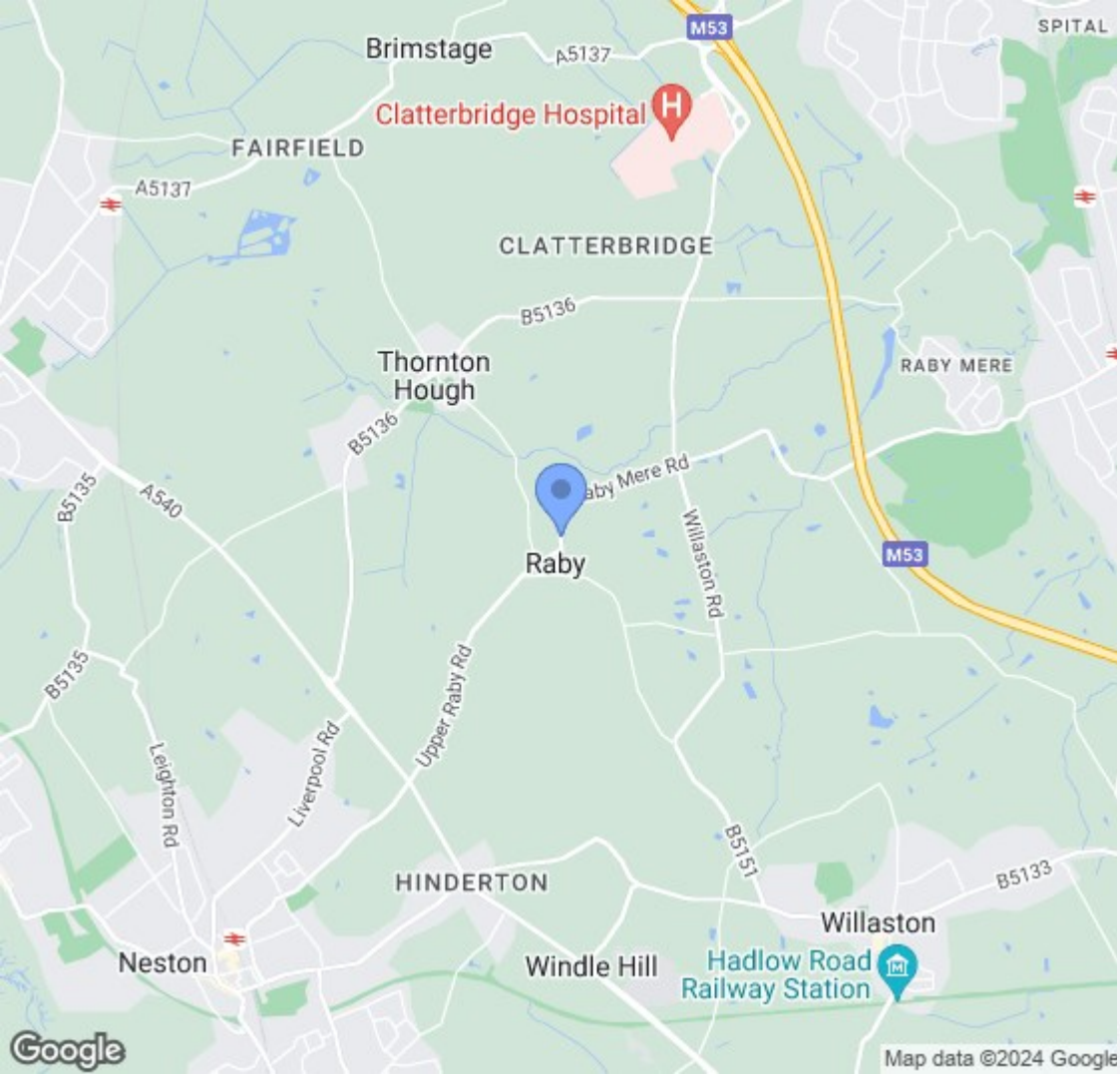
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Location Map

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