

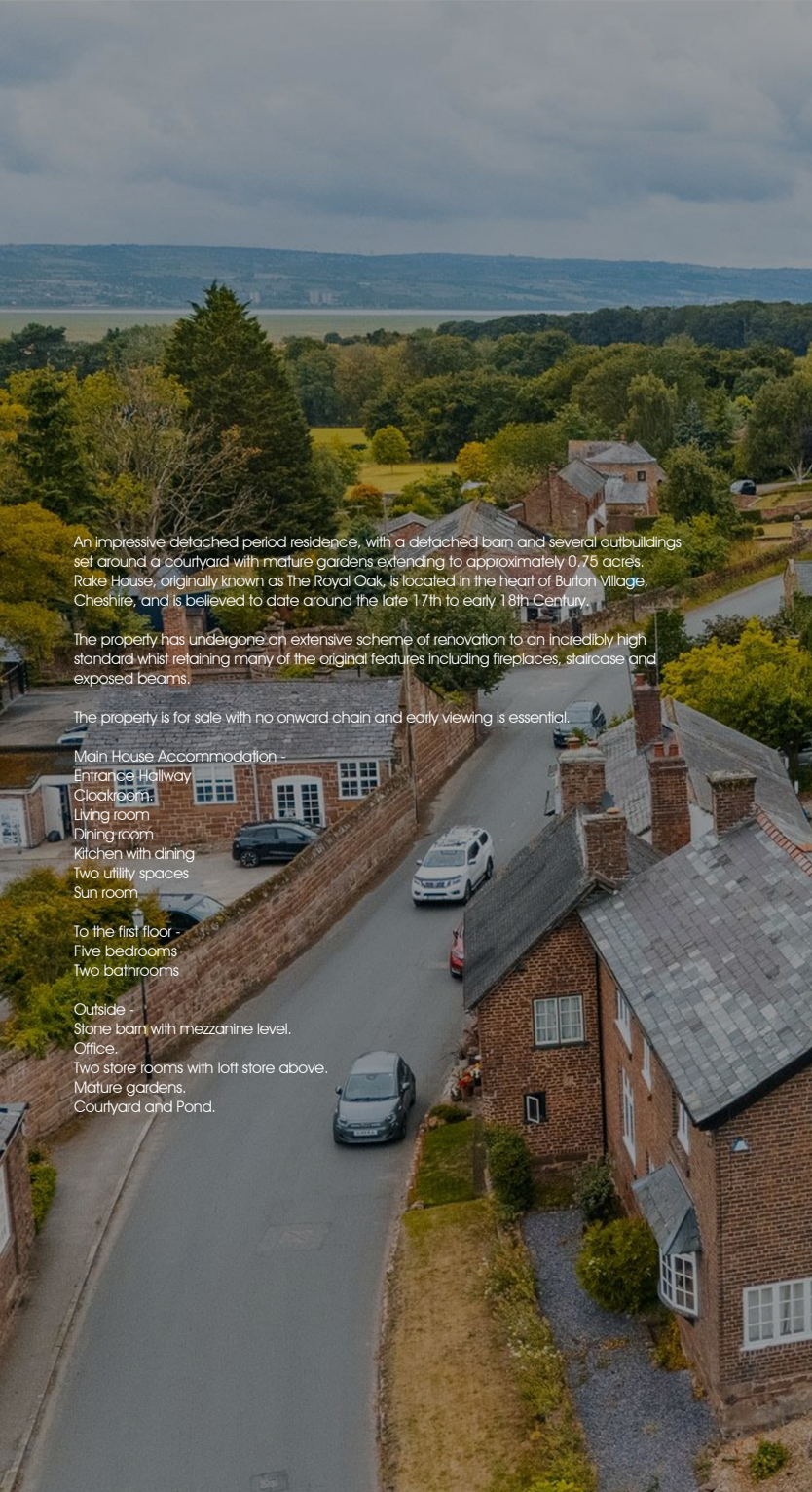


Constables
SALES & LETTINGS

The Village

Burton, Neston

£950,000



An impressive detached period residence, with a detached barn and several outbuildings set around a courtyard with mature gardens extending to approximately 0.75 acres. Rake House, originally known as The Royal Oak, is located in the heart of Burton Village, Cheshire, and is believed to date around the late 17th to early 18th Century.

The property has undergone an extensive scheme of renovation to an incredibly high standard whilst retaining many of the original features including fireplaces, staircase and exposed beams.

The property is for sale with no onward chain and early viewing is essential.

Main House Accommodation -

Entrance Hallway
Cloakroom
Living room
Dining room
Kitchen with dining
Two utility spaces
Sun room

To the first floor -
Five bedrooms
Two bathrooms

Outside -
Stone barn with mezzanine level.
Office.
Two store rooms with loft store above.
Mature gardens.
Courtyard and Pond.



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- Detached Period Residence with Outbuildings, Courtyard & Large Garden
- Lounge, Dining Room & Kitchen-Breakfast Room
- Central Burton Village Location
- Renovated Throughout
- Utility Room, Garden Room & Sun Room
- No Onward Chain
- Five Bedrooms and Two Bathroom
- Original Period Features

Location

Rake House occupies a highly sought after position in the village of Burton in South Wirral. The property enjoys a semi-rural location that is peaceful yet accessible. The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor's and dentist's surgeries and banks with Neston also having a good selection of supermarkets. The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and leisure facilities complemented by several out of town retail parks to include Cheshire Oaks which is 8 miles distant.

Sporting and social activities are well catered for with Burton and Puddington Sports and Social Club and Gladstone Village Hall in the village providing tennis courts, bowls and cricket ground, also hosting the annual Village Summer Festival, together with cafes in both Puddington and Burton. Neston Cricket Club offers cricket, squash, hockey and tennis and other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal

Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, Haydock Park and Aintree as well as the International Horse Show in Liverpool.

On the educational front there are several primary schools nearby including at Burton, Thornton Hough and Willaston, secondary schools including Wirral, Caldy and West Kirby Grammar Schools and a choice of private schooling notably at King's and Queen's in Chester, Birkenhead School and Abbeygate College at Saughton.

Despite the property's rural location it is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the North West. For travel further afield there is a 2 hour intercity rail service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

Entrance Hallway

Lounge

21'8" x 15'4" (6.62m x 4.69m)

Dining Room

17'11" x 16'2" (5.47m x 4.93m)

Kitchen-Breakfast Room

15'1" x 11'8" (4.62m x 3.56m)

Utility Room

21'1" x 8'1" (6.44m x 2.48m)

Boiler Room/Vine Room

21'1" x 9'3" (6.44m x 2.84m)

Sun Room

11'1" x 11'3" (3.39m x 3.45m)

Cloakroom

Landing

Bedroom One

15'1" x 11'6" (4.62m x 3.52m)

En-Suite

Bedroom Two

14'3" x 12'9" (4.35m x 3.91m)

Bedroom Three

10'11" x 15'4" (3.34m x 4.69m)

Bedroom Four

10'5" x 15'4" (3.18m x 4.69m)

Bedroom Five/Office

7'2" x 7'6" (2.19m x 2.30m)

Bathroom

10'3" x 8'9" (3.13m x 2.68m)

External

All measurements are approximate.

Office

14'8" x 14'5" (4.49m x 4.41m)

Store Room One

8'0" x 14'5" (2.45m x 4.41m)

Store Room Two

8'1" x 14'5" (2.48m x 4.41m)

Room Above Store

16'6" x 14'5" (5.04m x 4.41m)

Double Garage

17'10" x 20'0" (5.44m x 6.12m)

Workshop

17'10" x 12'4" (5.44m x 3.78m)

Upper Store Area Over Workshop

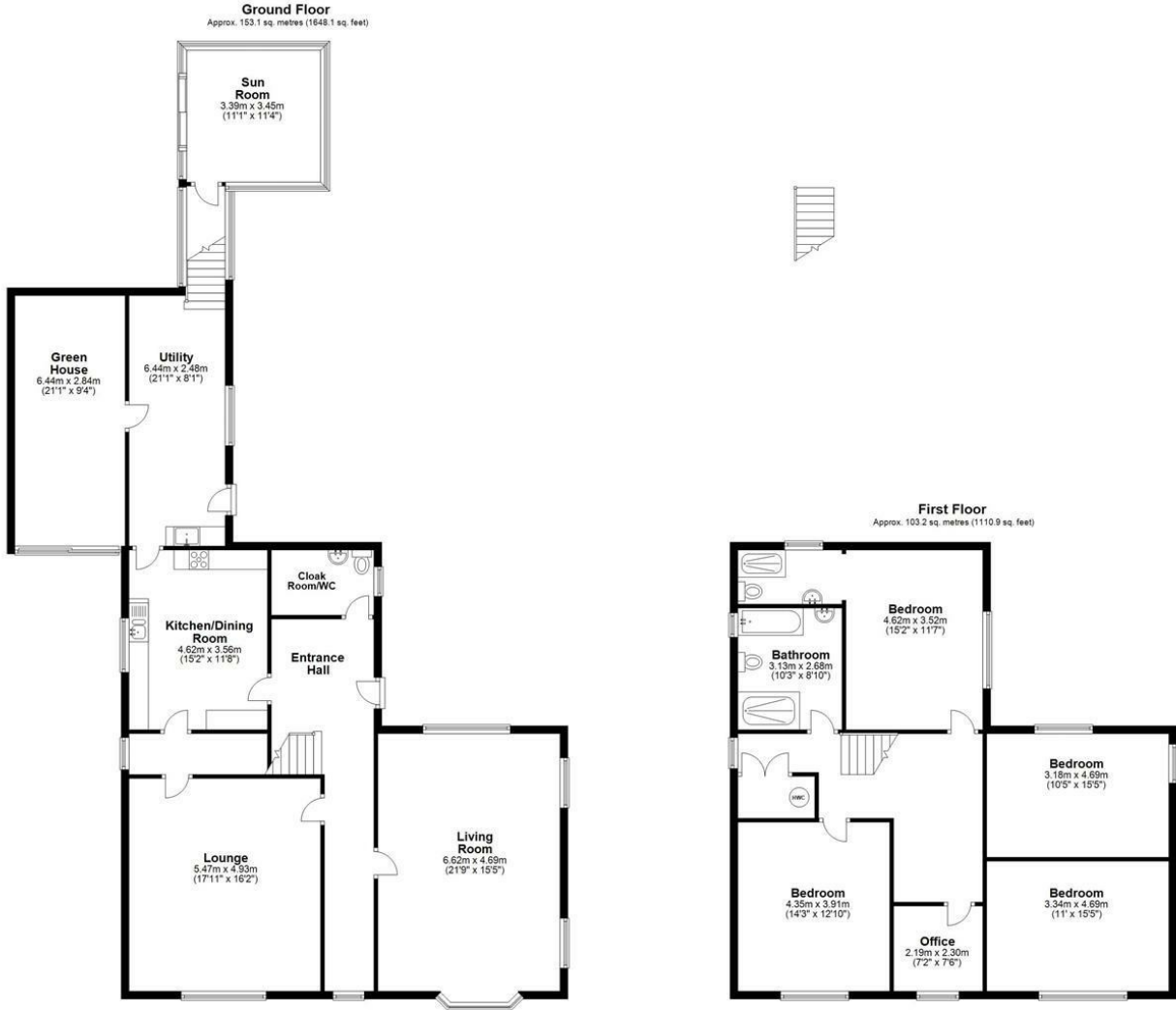
17'10" x 12'5" (5.44m x 3.80m)



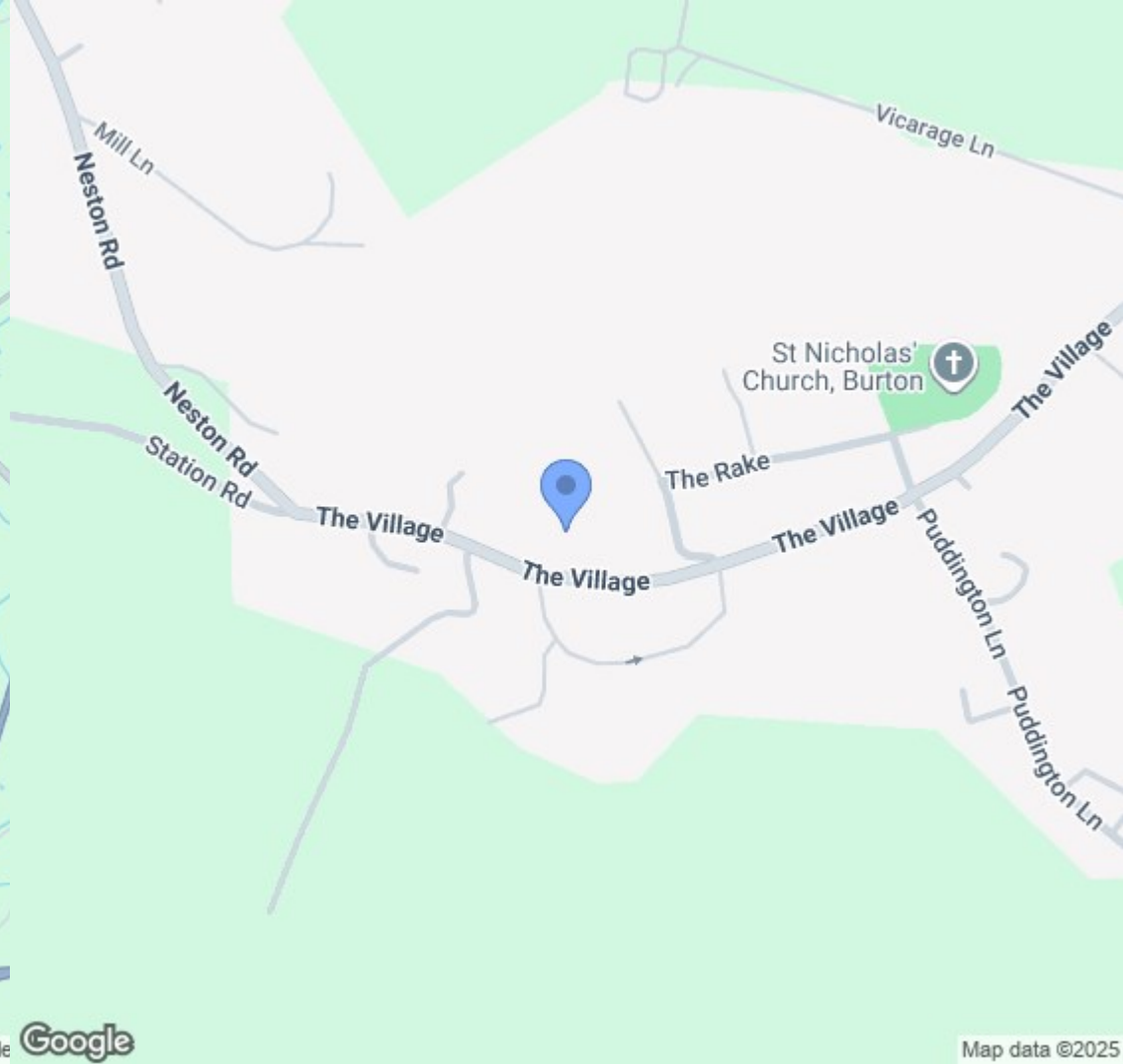
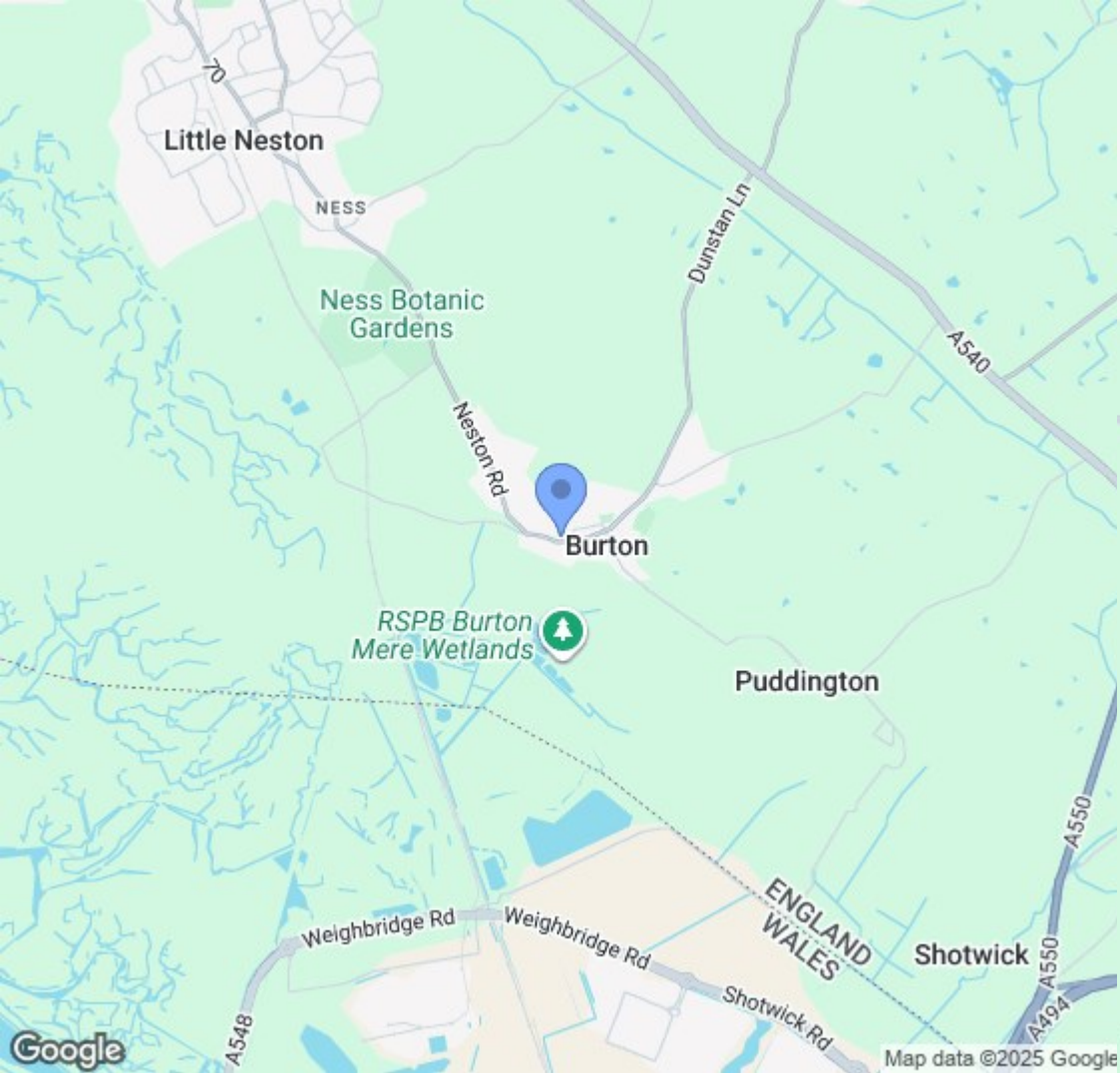


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 256.3 sq. metres (2759.1 sq. feet)
Rake House, The Village, Burton, NESTON



Location Map

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