




Constables
SALES & LETTINGS

Raby Mere Road Raby, Wirral

£375,000

An aerial photograph of a rural landscape. In the foreground, a paved road curves through a lush green field. To the left of the road, a large, mature tree stands prominently. In the background, more green fields are visible, separated by hedges and clusters of trees. A small building, likely the cottage mentioned in the text, is partially visible on the left side of the image. The sky is blue with some light clouds.

A historic and outstanding 17th Century, Grade II listed thatched cottage. Pear Tree Cottage is a former farmworker's dwelling that enjoys a lovely semi-rural location in the heart of the Wirral countryside, in the picturesque hamlet of Raby.

This beautiful property was first restored back to a dwelling in 1985 and has recently undergone an extensive renovation including a new kitchen, bathroom, heating and electrical updates.

The property is set back from the road and accessed via double gates which open to a driveway. The cottage comprises, entrance hallway, living room with open fireplace, kitchen, a large double bedroom and a new bathroom.

Externally the cottage has a good sized garden which is incredibly private and adjoins open farmland. There is a summerhouse and timber storage shed.

This stunning period property is offered for sale with no onward chain and early viewing is essential.



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- Impressive 17th Century Period Farmhouse
- Recently Renovated
- Outstanding Location Surrounded by Countryside
- Large Living Room with Open Fire
- New Kitchen & Bathrooms
- Private Garden
- Off Road Parking
- No Onward Chain

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 Wheatsheaf 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

Accommodation

Entrance Hallway

Living Room

13'8" x 14'3" (4.17m x 4.36m)

Kitchen

6'10" x 10'9" (2.09m x 3.29m)

Bedroom One

13'8" x 9'4" (4.17m x 2.87m)


Bathroom

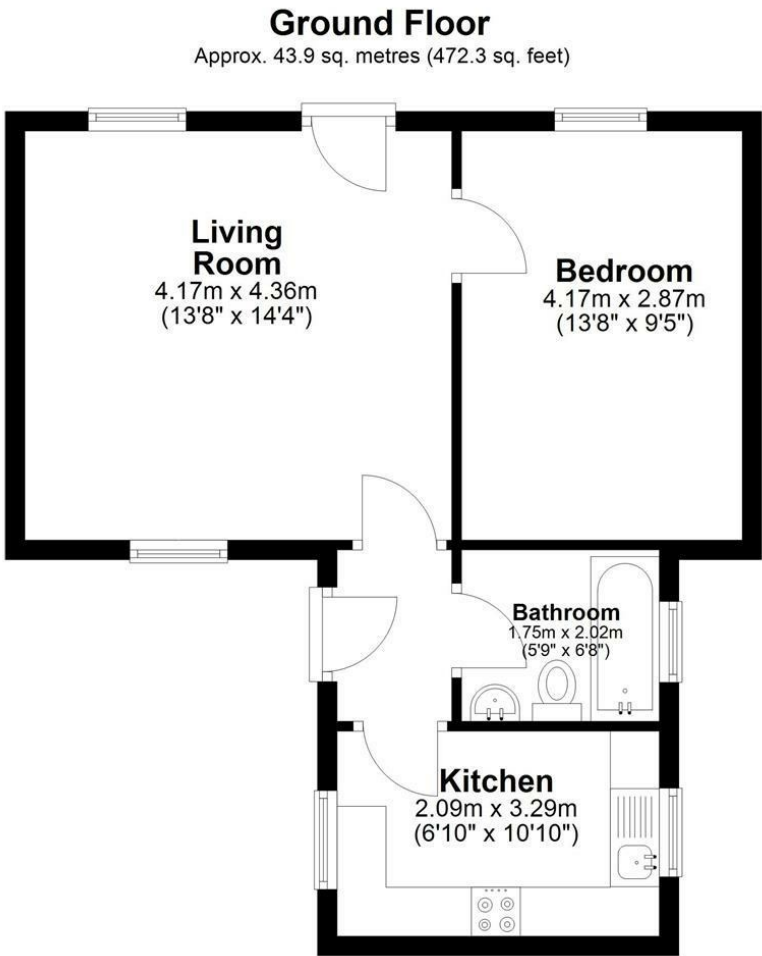
5'8" x 6'7" (1.75m x 2.02m)



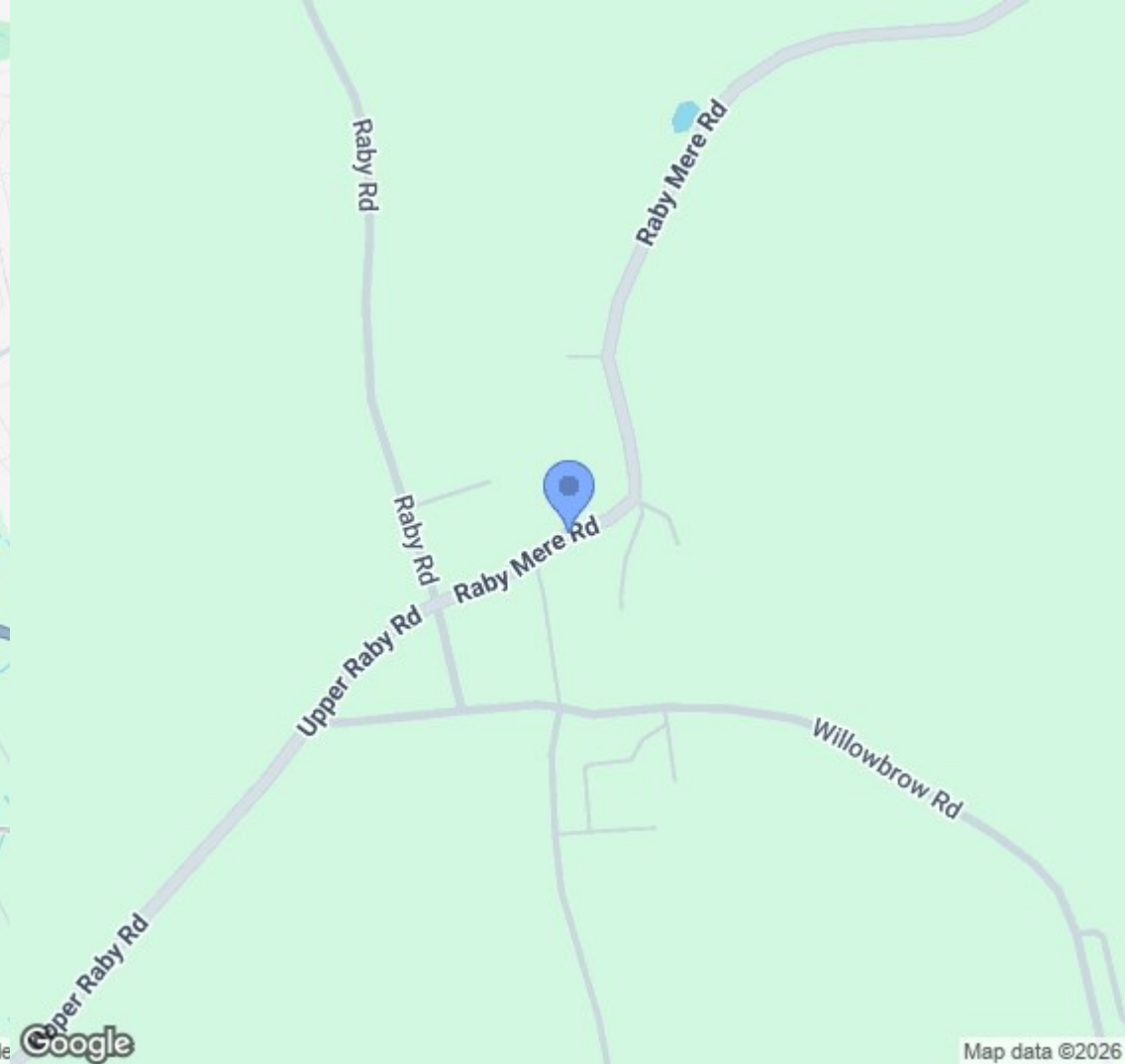
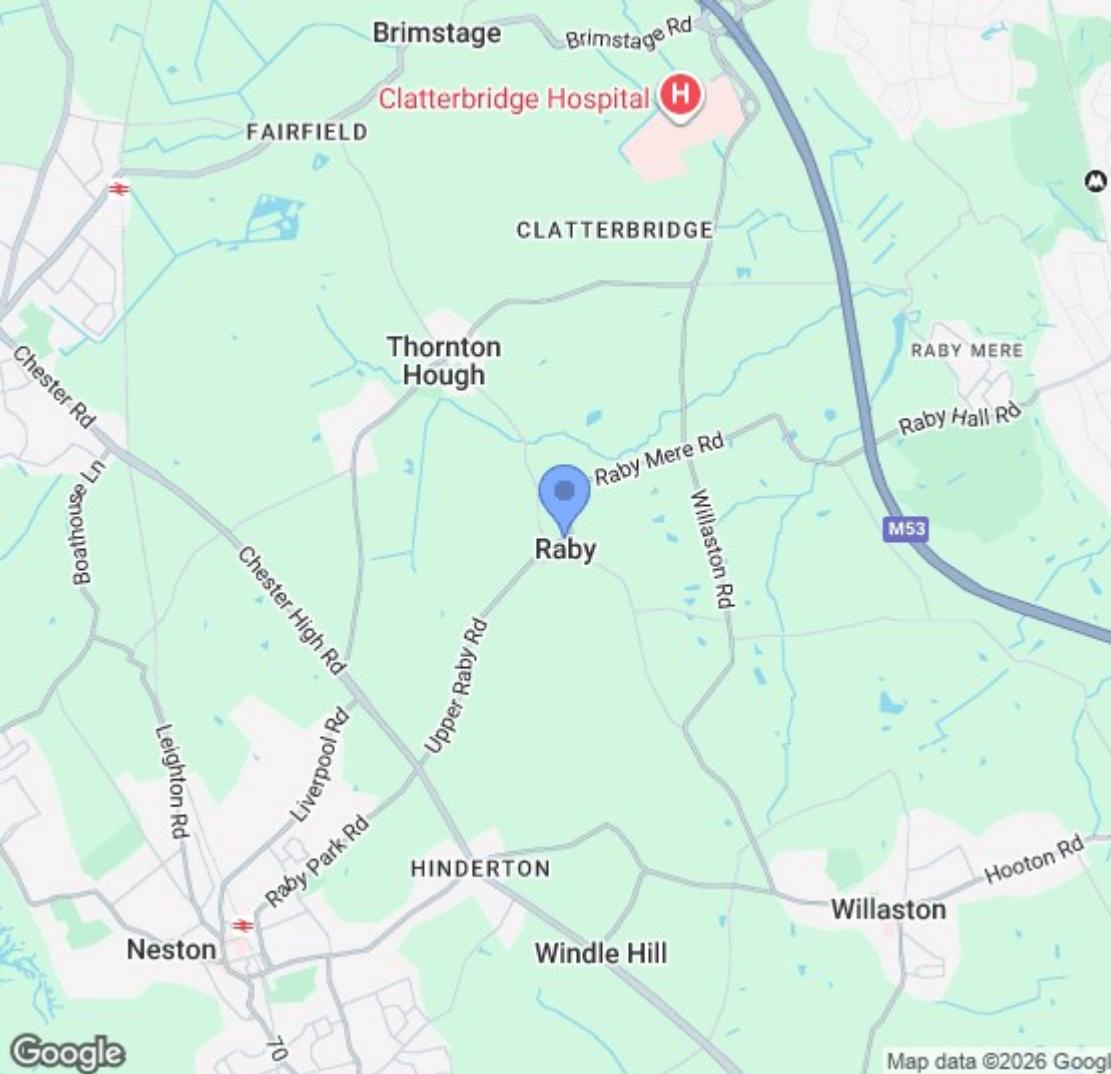


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>45</div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(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. 43.9 sq. metres (472.3 sq. feet)
Pear Tree Cottage, Raby Mere Road, WIRRAL



Location Map

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