



We are very proud to present

Raby Mere Road
, Raby

On the market for
£625,000

Constables are delighted to offer for sale this stunning 4/5 bedroom detached residence located in the picturesque hamlet of Raby. The property occupies a sizeable, mature plot that extends to approximately 3/4 acre and is surrounded by open countryside with stunning views from all elevations.

A significant scheme of renovation has been undertaken by the present owners, and the original cottage has been extended to create a truly spacious home that is finished with high quality fittings and finishes throughout. A large outside room and storage space have been constructed to the same specification as the house. This room would make an ideal home office or annex.

The entrance at the side of the property leads into a impressive open plan space which incorporates the kitchen, dining area and sitting room. This space has under floor heating and bi-folding doors out onto the garden. The kitchen is well appointed with a fantastic range of handmade solid oak units with granite work surfaces over. There is a matching breakfast island, Falcon range cooker, an integrated dishwasher, and twin bowl Franke sinks and mixer taps. In the dining area there is a Stovax inset glass fronted real fire. The ground floor also has a separate lounge, utility room, shower room and an office which could be used as a fifth bedroom.

On the first floor are four double bedrooms; the master bedroom has a dressing room which also has concealed plumbing for an en-suite bathroom. The other three bedrooms all have built in wardrobes and there is a family bathroom with Mira wireless shower controller.

Outside the property is screened from the road by mature hedgerow and is set in a sizeable garden with views over open countryside. There is a large paved patio area and various outbuildings including a home office, utility store with power and plumbing a ride on mower store and shed. A driveway provides off road parking for several vehicles.

The property is offered for sale with no onward chain.



- Detached Cottage
- Approximately 0.75 acres plot
- Open Plan Living Space
- Outside Utility Room

- Fully Renovated
- Four/Five Bedrooms
- Separate Lounge and Utility Room

- Significantly Extended
- Two Bathrooms
- Seperate Annexe

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 shop, two churches, 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 Caldy, West Kirby and Wirral, Kingsmead at

Hoylake, Birkenhead School, 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

Open Plan Living Space

Incorporating the kitchen, dining room and sitting room. Dining Room: 20' 4" x 12' 11" (6.20m x 3.94m) Kitchen-sitting room: 27' 1" x 15' 5" (8.25m x 4.70m)

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)

Dressing Room

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

Bedroom Two

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

Bedroom Three

12' 5" x 11' 2" (3.78m x 3.40m)

Bedroom Four

8' 7" x 9' 8" extending to 13' 1" into wardrobe (2.62m x 2.95m extending to 3.96m in to wardrobe)

Bathroom

7' x 6' 10" (2.13m x 2.08m)

Annexe

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

Outside Utility Room


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


Mower Store

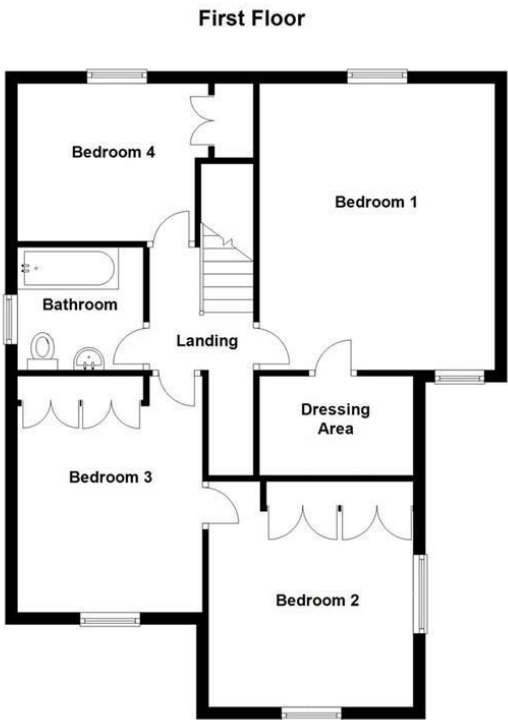
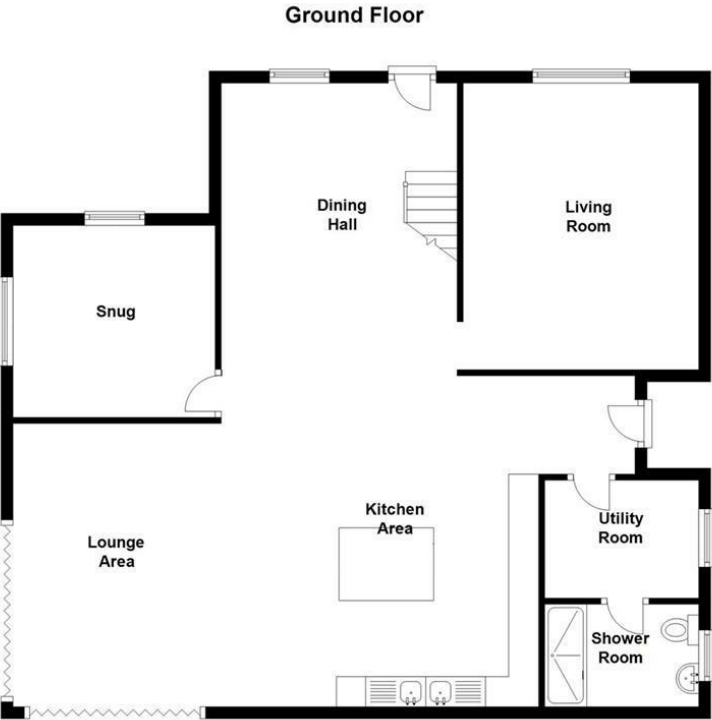




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>71</div>	<div>96</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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	<div>65</div>	<div>90</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		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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