



## Holly Cottage, Raby Close, Lower Heswall CH60 0EA

- Charming and Idyllic Three Bedroom Detached Cottage
- Occupying a Picturesque Plot in a Prime Lower Heswall Location
- Enjoying Scenic Views Across the Welsh Hills Towards the Dee Estuary
- Three Double Bedrooms with Storage and a Panoramic View Bathroom
- Boasting Over 1600 Square Feet of Magnificent Living Space
- Beautifully Presented Property with a Bright and Spacious Interior
- Hallway, Lounge, Dining Room, Kitchen, Conservatory, Utility and W.C
- Impressive Wrap Around Gardens and Ample Off Road Parking



£590,000















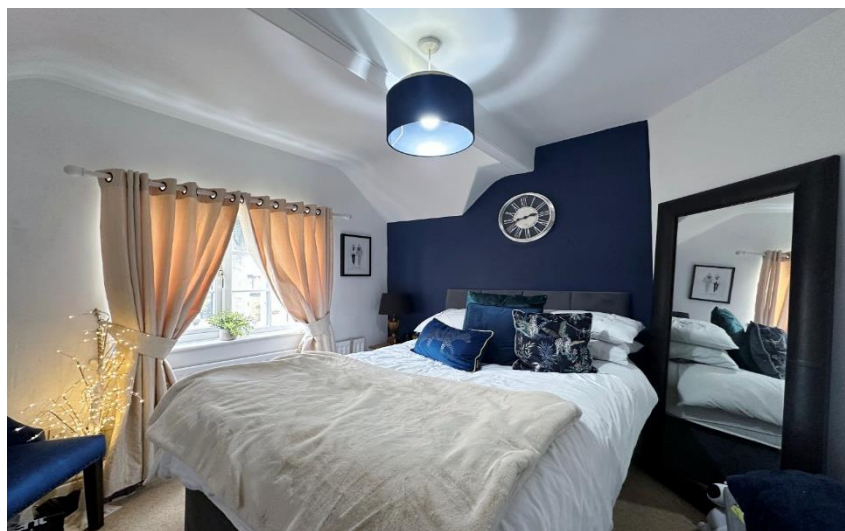
























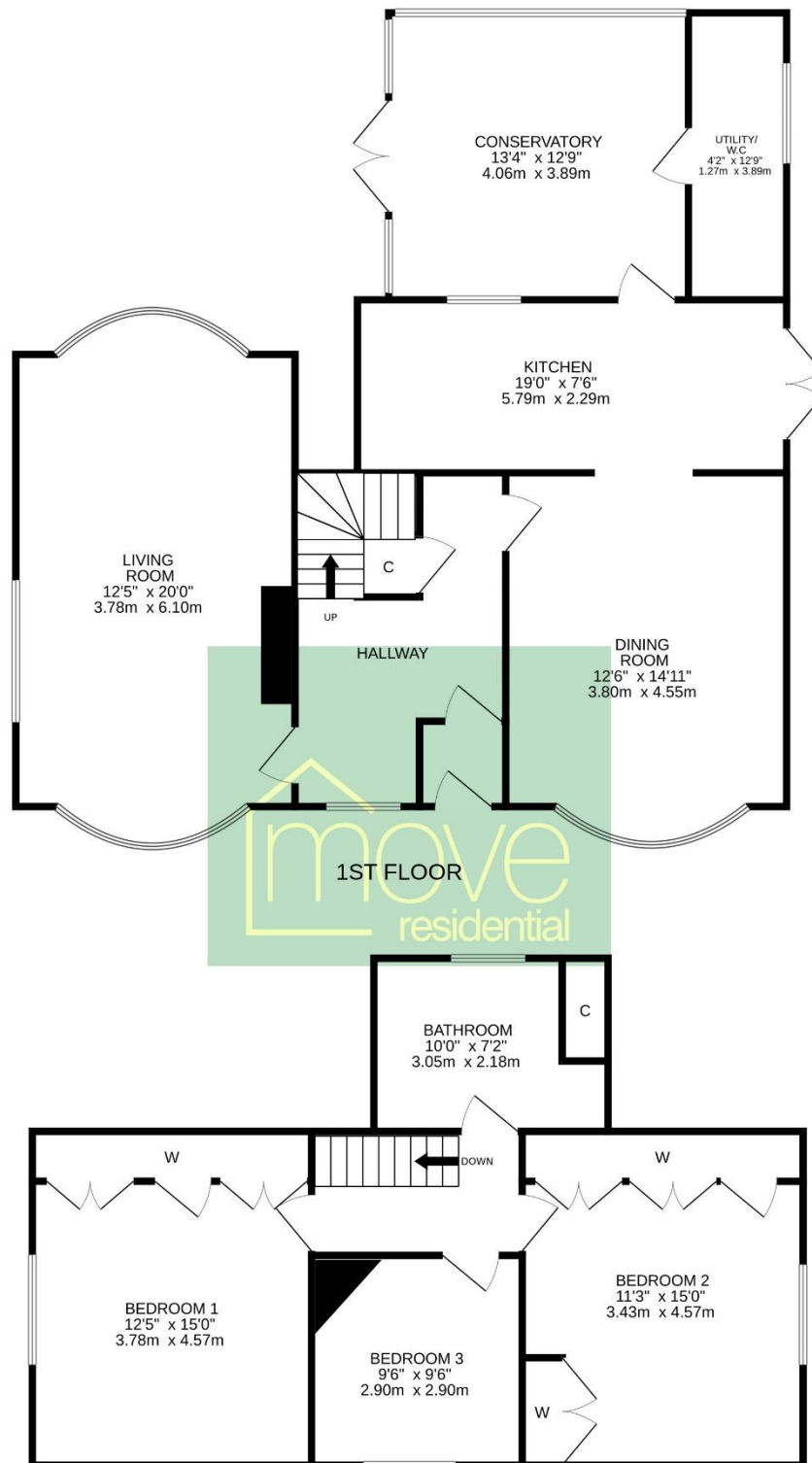








# GROUND FLOOR



TOTAL FLOOR AREA : 1633sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.

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## A Tranquil Retreat with Scenic Charm in Lower Heswall

Tucked away in a peaceful, sought after cul-de-sac near the heart of Lower Heswall, this delightful detached residence blends privacy, comfort, and scenic beauty. Surrounded by lush, mature gardens and boasting far reaching views of the Welsh Hills, it offers a rare opportunity to enjoy village life in a secluded setting. Just minutes from the Village Centre, residents can explore a vibrant mix of independent boutiques, cosy pubs, and everyday amenities, with excellent transport links and scenic walking trails right on the doorstep. The property and plot present excellent potential for extension or development, subject to obtaining the necessary consents

The home is embraced by wraparound greenery, offering excellent outdoor space, seclusion, and off-road parking for several vehicles. Inside, the property impresses with bright, well proportioned living areas. A welcoming lounge features a traditional bay window and a charming fireplace, perfect for relaxing evenings. The kitchen flows effortlessly into both the dining area and the sun filled conservatory and a downstairs W.C and utility room further enhance the home's practicality. Upstairs, three generously sized double bedrooms provide ample storage with built in wardrobes. The well appointed family bathroom is a standout feature, offering captivating panoramic views across the River Dee and into the Welsh landscape.

### EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.