



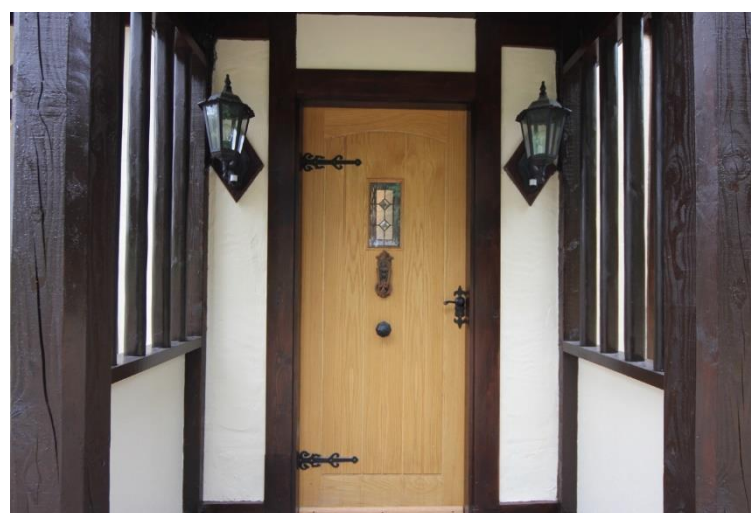
Blakeley Road, Raby Mere, Wirral CH63 0LZ

- Unique Grade II Listed Four Bedroom Detached Cottage
- Seamlessly Blending Period Features with Contemporary Living
- Dining Hallway, Lounge, Impressive Kitchen Diner and Utility
- Master Bedroom with En Suite, Three Further Bedrooms and Bathroom
- Occupying 3.5 Acres in the Tranquil Location of Raby Mere
- Period Property Renovated Throughout to an Exceptional Standard
- Terrace Spanning the Width of the Property Overlooking the Grounds
- Closer Inspection of the Grounds and Impressive Property is Essential



£650,000

























Description

Rarely does a property with this historic background come to the sales market. Set in the tranquil location of Raby Mere in approximately 3.5 acres of mature land stands this Grade II listed detached residence. Dating back to the 10th Century and still housing the grade I listed former water mill in its grounds a closer inspection is essential to appreciate all this home has to offer.

Boasting four double bedrooms this property seamlessly blends period features with contemporary living, briefly comprising a dining hallway with feature fireplace, lounge with solid fuel burning stove and exposed beamed ceiling, utility/W.C. At the heart of this home is the generously sized high quality fitted bespoke kitchen diner with porcelain tiled floor, integrated appliances. To the first floor you have the master bedroom with en suite, three further double bedrooms and a modern family bathroom. A terraced overlooking the land spans the width of the property and can be accessed via the lounge or kitchen.

With gated access to ample off road parking this plot truly is stunning and unique. A secluded location overlooking the picturesque Raby Mere Lake and with extensive woodland areas. The plot has planning permission for several extensions (further details available upon request in our office). A closer inspection of the grounds and this stunning property is essential to appreciate this unique opportunity in full.

Entrance Hall -14' 0" x 13' 8" (4.27m x 4.17m)

Wooden framed single glazed windows to front and rear aspects, storage cupboard, exposed wooden beams, access to kitchen, utility and lounge, fireplace and radiator

Lounge -14' 0" x 14' 0" (4.27m x 4.27m)

Wooden framed single glazed window to front aspect, wooden framed single glazed bay window to side aspect, radiator, wooden framed single glazed patio doors to rear aspect, exposed wooden beams, open solid fuel burner

Utility / WC -10' 0" x 5' 0" (3.05m x 1.52m)

Wall and base units, space for washing machine, radiator, single glazed wooden framed window to rear aspect, quarry tiled floor, two sinks, boiler, WC

Kitchen Diner - 16' 0" x 22' 0" (4.88m x 6.71m)

Porcelain tiled floor, one and a half bowl sink unit, wall and base units with breakfast island, integrated oven, grill, electric hob and extractor unit, ceramic wall tiles, two wooden framed single glazed windows to front aspect, wooden framed single glazed window to rear aspect, wooden door to front, wooden framed single glazed patio doors to rear, radiator

First Floor Landing -

Access to all bedrooms and family bathroom, radiator, single glazed wooden framed window to front aspect

Master Bedroom - 16' 0" x 13' 0" (4.88m x 3.96m)

Double bedroom with feature fireplace, single glazed wooden framed windows to front and rear aspects, radiator, access to en suite

En Suite - 4' 0" x 6' 0" (1.22m x 1.83m)

Shower cubicle, wash basin, WC, single glazed wooden framed window to rear aspect, heated towel rail

Bedroom Two - 15' 0" x 15' 5" (4.57m x 4.70m)

Double bedroom with feature fireplace, single glazed wooden framed windows to side and rear aspects, radiator

Bedroom Three - 11' 0" x 11' 0" (3.35m x 3.35m)

Double bedroom with single glazed wooden framed window to front aspect, three storage cupboards, radiator

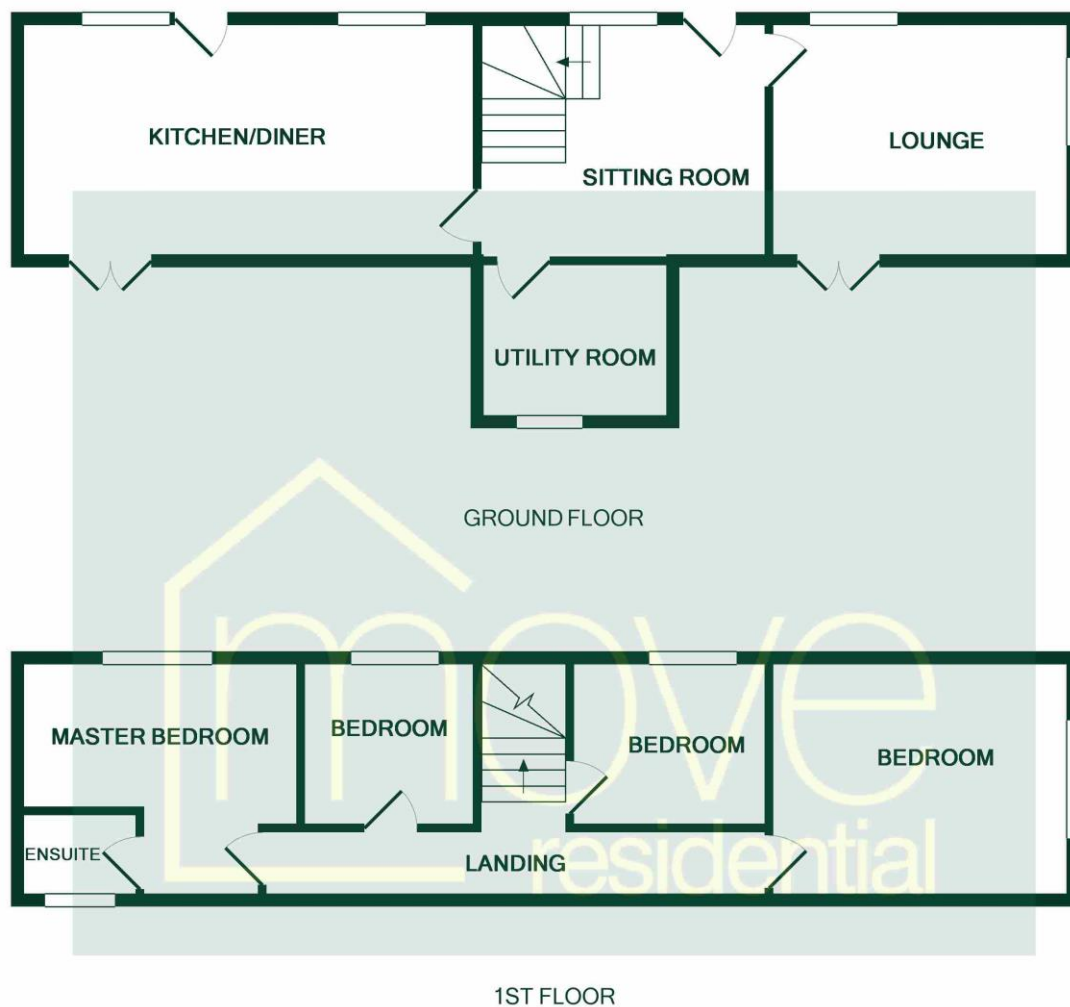
Bedroom Four -

Feature fireplace, single glazed wooden framed window to front aspect, radiator

Family Bathroom - 10' 0" x 5' 0" (3.05m x 1.52m)

Bath with overhead shower unit, radiator, towel rail, WC, wash basin, ceramic floor and wall tiles, single glazed window to rear aspect

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.