



## Cherry Farm

Upper Raby Road, Neston, Cheshire, CH64 7TZ



01625 468789



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CH64 7TZ

Offers over - £800,000

Cherry Farm is a charming Grade II listed farmhouse, positioned on the fringes of the Wirral Peninsula in a highly sought after location, conveniently placed for commuter links, well regarded local schools and a comprehensive range of amenities in the nearby market town of Neston. Set within approximately 13 acres, the property includes agricultural buildings, an adjoining two storey barn, storage sheds, a workshop, extensive parking and established private gardens.

The main farmhouse offers spacious and versatile accommodation comprising an entrance hall, three reception rooms, a conservatory, kitchen, side porch, ground floor WC and internal access to first floor loft storage space within the adjoining barn. To the first floor are four bedrooms, an additional dressing room/occasional bedroom and a family bathroom.

Externally, on approach there is ample off road parking and benefits from a double carport. There are generous lawned gardens to the front, rear and side, with two large fields situated beyond the garden boundary, providing an attractive rural outlook. Additionally, three separate parcels of land extending to approximately 65.91 acres are available by separate negotiation.

## LOCATION

Neston is a highly regarded market town on the south western edge of the Wirral Peninsula, prized for its blend of historic charm, coastal scenery and everyday convenience. The town offers a welcoming community atmosphere with a well served high street featuring independent shops, cafés, traditional pubs and essential services, alongside supermarkets for daily needs. The area is particularly popular with families and professionals due to its selection of popular primary and secondary schools, making it an attractive choice for long term living. Neston also benefits from excellent transport links, including rail services to Liverpool and Chester, and convenient road access to the wider Wirral, North Wales and motorway networks.





### **ACCOMMODATION**

Wrought iron gate provides access to the front entrance porch having an inner door through to the entrance hall.

### **ENTRANCE HALL**

Stairs to the first floor landing, doors off to reception rooms.

### **LIVING ROOM**

A large living room having secondary glazed window to front and a double glazed window to rear, double glazed doors through to the conservatory, open

fireplace, radiator, fitted cupboard with a storage cupboard and a glazed fronted display cabinet above.

### **CONSERVATORY**

Sandstone dwarf wall, double glazed windows and matching doors to outside.

### **SITTING ROOM**

Secondary glazed window to front, open fire and a radiator.



### **DINING ROOM**

Window to side and rear, brick fireplace, radiator, central heating boiler, door through to the kitchen.

### **KITCHEN**

Wall and base units, single drainer two bowl sink unit, Leisure Professional Range cooker, plumbing point for a washing machine, storage cupboard with shelving, door to outside, door to side porch, utility cupboard and a connecting door through to an inner hallway, WC and a staircase rising to first floor storage area off the adjoining barn.

### **SIDE PORCH**

Sandstone wall, single glazed windows tiled flooring and two doors to outside.

### **FIRST FLOOR**

#### **BEDROOM**

Secondary glazed window to front, two built in wardrobe, further built in wardrobe having a window to front, fitted desk and a radiator.

#### **BEDROOM**

Secondary glazed window to front, fitted wardrobes and a radiator.

#### **BEDROOM**

Double glazed window to side, vanity wash hand basin and a radiator.

#### **BEDROOM / DRESSING ROOM**

Double glazed window to side, vanity wash hand basin, fitted wardrobe, connecting door through to a double bedroom.



## BEDROOM

Double glazed windows to front and rear, fitted wardrobes and a radiator.

## BATHROOM

Panel bath, curtain rail, electric shower, WC and wash hand basin, Airing cupboard housing the hot water tank, part tiled walls, double glazed window.

## OUTSIDE

On approach there is extensive off road parking and turning space plus a double carport.

## GARDEN

There are lawned gardens to front side and rear plus two large fields beyond the boundary of the garden.

## OUTBUILDINGS

A substantial range of outbuildings, including a former piggery, agricultural shed, machinery shed, four large timber sheds, a workshop with first-floor storage, an additional open bay shed, and a gardener's WC. The adjoining two storey barn provides three generous ground floor storage areas and a large, open plan storage space to the first floor.

## LAND

In all extending to approximately 13 acres. An additional 65.91 acres is available in three lots by separate negotiation. There is no overage clause on any part of the property, outbuildings or land.

## SERVICES

Mains gas, water, electric, private drainage.





## TENURE

Freehold

## COUNCIL TAX

G

## EPC

E

## DIRECTIONS

Sat Nav CH64 7TZ

What3words [///tribune.stuck.danger](https://www.what3words.com/tribune.stuck.danger)

## APPROXIMATE DISTANCES

Neston train station 1.2 miles

Liverpool airport 28.7 miles

Manchester airport 37.4 miles

## AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.



## OFFERS

For the avoidance of doubt, our client is under no obligation to accept the highest offer or indeed any offer. All parties will be informed once a decision has been made but if there is one or more offers that are similar or make different assumptions, we reserve the right to ask for further offers or clarification of existing offers.

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000 or Joint Sole Selling Agents Meller Speakman on 01625 468789.

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## DISCLAIMER

Rostons Ltd and Meller Speakman for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or

otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Cherry Farm  
 Total Approx. Floor Area 3974 Sq.ft. (369.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
 Approx. Floor Area 2288 Sq.Ft (212.6 Sq.M.)

First Floor  
 Approx. Floor Area 1686 Sq.Ft (156.6 Sq.M.)

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