



# Raby Vale Farm Cottage

Wirral | Cheshire



# Raby Vale Farm Cottage

Willaston Road, Thorton Hough  
Wirral, CH63 4JE

A superb opportunity to acquire a highly desirable property with 1-bed annex, equestrian potential and 4.84 acres.

- 3-bedroom property with spacious ground floor and extensive gardens.
- GF: Kitchen/breakfast room, large utility/boot room, living room, dining room, conservatory, reception hall and WC.
- FF: Two large double bedrooms, both with en-suites and walk-in wardrobe, further family bathroom and a third double bedroom.
- Large double garage with potential for further accommodation, subject to pp.
- 1-bed annex with kitchen and living room, potential for further extension subject to pp.
- 1 large stable, currently used as a workshop.
- Large parking sweep and formal surrounding gardens.
- Well fenced and secure paddocks with field shelter.
- In all about 4.84 acres.
- EPC rating F.

Distances in approx. miles:

Thornton Hough 1m | Raby Mere 2m

Willaston 3m | Neston 4m | Birkenhead 6m

Liverpool 9m | Chester 11m | Manchester 47m



## Location

Raby Vale Farm Cottage is located along Willaston Road, a well-known road linking Willaston to the M53. Junction 4 of the M53 is only a short distance from the property, providing excellent transport links to Liverpool and Chester.

The picturesque village of Thornton Hough is the local "model village" and includes a wide range of amenities including the village green with a cricket and football pitch, tennis courts and children's play area. There is a well-respected primary school, post office and gym and spa facilities at Thornton Hall.

Further amenities are available at the larger Towns of Heswall and Neston, both offering large grocery stores, primary and secondary schools. Further afield there are both private and comprehensive schools available, including the well know Queens and Kings in Chester. Whist the University of Liverpool Leahurst Campus and Veterinary School is on the doorstep.

There are several golf courses locally at Bromborough, Heswall, Caldy and the famous Royal Liverpool Golf Course. Local Equestrian attractions include Horse Racing at Aintree, Chester, Haydock and Bangor on Dee. The area is outriding heaven with country roads linking large parts of the Wirral countryside and coastal pathways.

## Description

Raby Vale Farm Cottage is positioned in a sought-after location, set back from the main road and accessed via a sweeping driveway. The property is of brick construction under a slate roof with rendered elevations.





The house is perfect for family living and offers the possibility of developing the internal arrangements further or extend to enhance the living space.

The ground floor consists of a porched entrance leading to the main reception hall. Off the hallway is a large double aspect dining room with double doors leading to the patio and garden. The kitchen/breakfast room includes a range of ground and wall mounted units, gas AGA with two ovens and two hobs and a separate oven with 4 x gas hobs.

Off the kitchen is a large living room with open fireplace and double doors leading into the conservatory. To the rear of the kitchen is another entrance with downstairs cloakroom and large utility/boot room.

The first floor consists of two large double bedrooms with en-suite shower rooms. There is a further large double bedroom and family bathroom.

The property has huge potential should a buyer want to look to modernise and/or refurbish the existing layout. There is scope for extension and utilising the adjacent annex and garage building.



## Outside

Adjacent to the property is a L-shaped building, built of brick construction under a slate roof. This building houses a large double garage and stable, currently used as a workshop. It also contains an annex with a kitchen, living room, shower room, bedroom and WC. Below the living room is a large cellar.

Surrounding the property is mature garden with an array of flower beds, lawned areas and hedgerows.

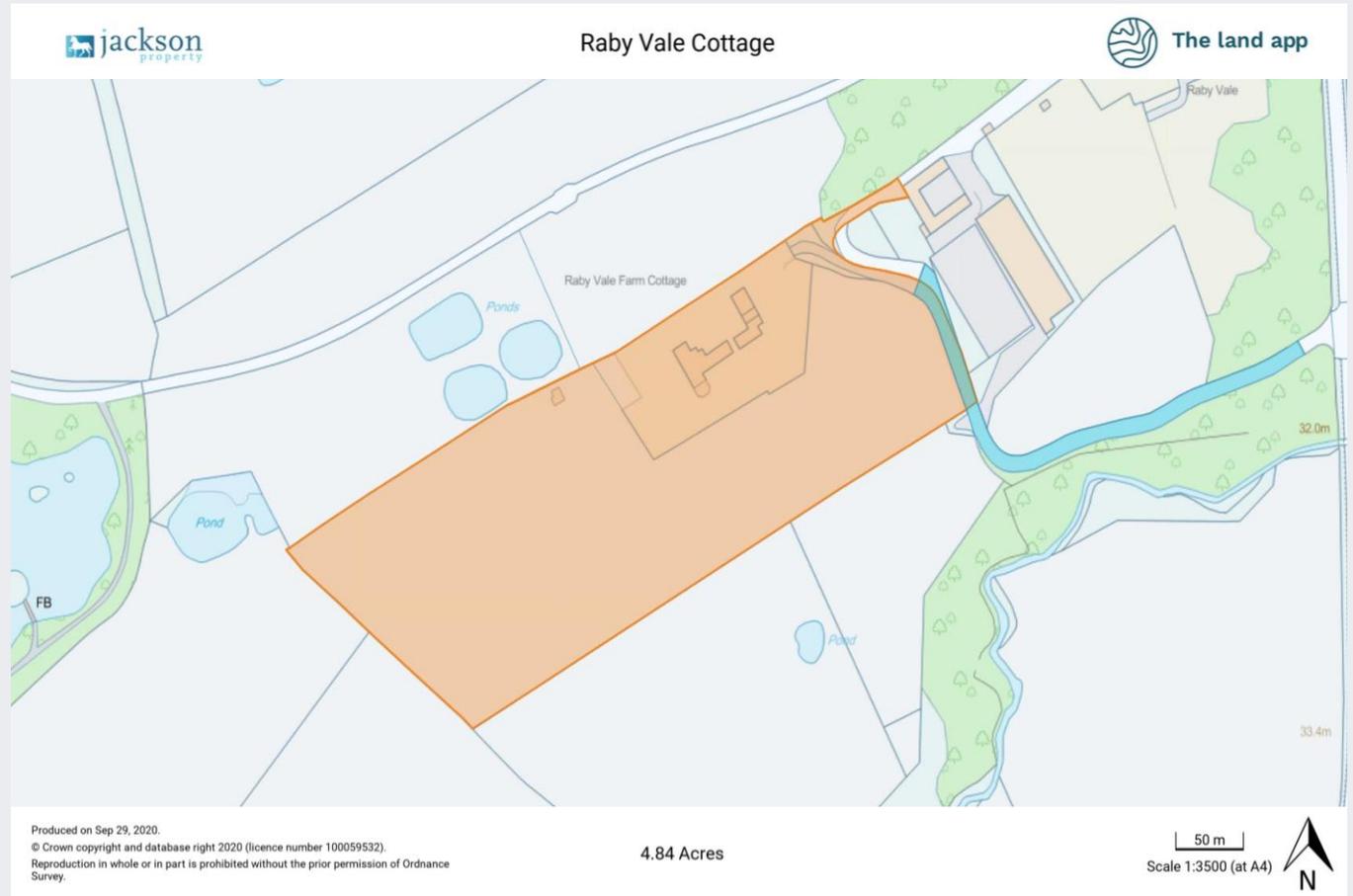
Beyond the garden is the main paddock, with post and rail fencing and a field shelter. The land equates to 4.84 acres in total. There is plenty of scope to erect additional equestrian facilities such as stables and arena, subject to acquiring the relevant planning permissions.

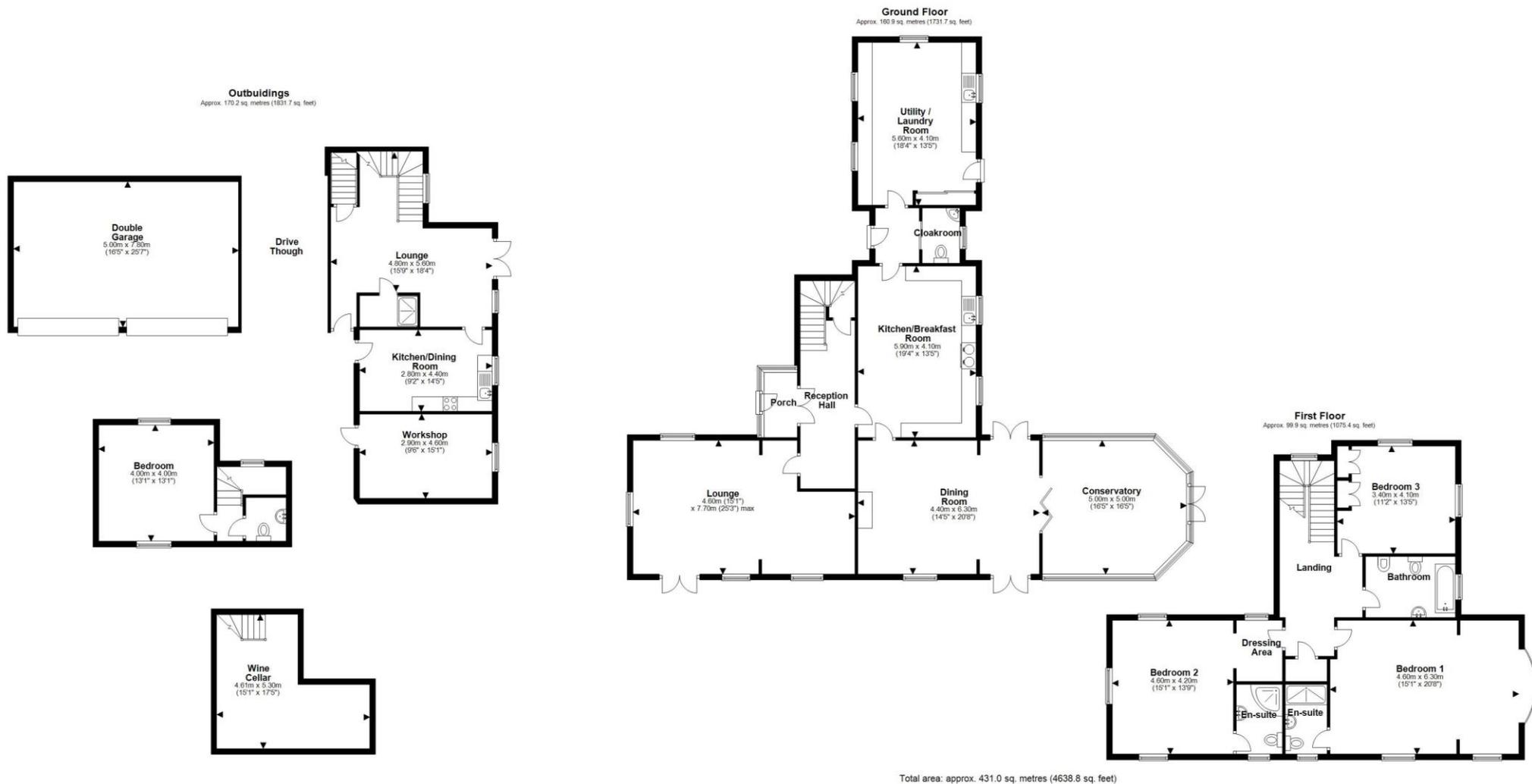
### Services

- Mains water and electricity
- Gas fired central heating
- Private drainage
- EPC rating F

### Viewing

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





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Franks Barn  
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