



Constables
SALES & LETTINGS

The Village

Burton, Neston

£895,000



Rake House is an impressive detached period residence with extensive gardens, located in the heart of Burton Village, Cheshire. Believed to date from around 1700, it was originally known as The Royal Oak back when it was a village tavern.

This family home includes the main house, large courtyard driveway, a large detached stone barn with mezzanine and a detached office/store building, all surrounded by fantastic mature gardens extending to approximately 0.75 acres. There is great potential for further development should the new owner wish, or simply enjoy the freshly renovated house and garden with plenty of garaging and storage space.

The property has undergone a comprehensive scheme of renovation to an incredibly high standard, whilst retaining many of the original features including flooring, fireplaces, staircase and exposed beams. The renovation included a new roof with reclaimed Welsh slate, new kitchen and bathrooms, boiler and central heating system, complete electrical rewire and extensive insulation, re-plastering and redecoration throughout.

The property is for sale with no onward chain.

Constables

SALES & LETTINGS



- Detached Period Residence with Outbuildings, Courtyard & Large Garden
- Lounge, Dining Room & Kitchen-Breakfast Room
- Central Burton Village Location
- Renovated Throughout
- Utility Room, Garden Room & Sun Room
- No Onward Chain
- Five Bedrooms and Two Bathrooms
- Original Period Features

Accommodation

Main House Accommodation -

Entrance Hallway

Downstairs toilet/cloakroom

Living room

Dining room

Kitchen with dining

Pantry

Garden room

Utility spaces

Sun room

To the first floor -

Five bedrooms (one ensuite)

Family bathroom

Outside -

Stone barn/garage with mezzanine level.

Office building with two store rooms with loft store above.

Mature gardens.

Courtyard and Pond.

Location

Rake House occupies a highly sought after position in the characterful village of Burton in South Wirral. The property enjoys a semi-rural location that is peaceful yet accessible in a safe and family friendly village.

Situated a short walk behind the property is Burton Wood, the local National Trust woodland, popular as a safe place for dog walkers and runners. Just down the road are Burton RSPB, Burton manor and Ness Botanical gardens providing a variety of local activities, with the latter two having cafes. Gladstone Hall is the base for the energetic village

community including book club, sports teams and yoga classes, children's events/baby groups and regular social and charity events.

The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor's and dentist's surgeries and banks with Neston also having a good selection of supermarkets. The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and leisure facilities complemented by several out of town retail parks to include Cheshire Oaks which is 8 miles distant.

Sporting and social activities are well catered for with Burton and Puddington Sports and Social Club and Gladstone Village Hall in the village providing tennis courts, bowls and cricket ground, also hosting the annual Village Summer Festival, together with cafes in both Puddington and Burton. Neston Cricket Club offers cricket, squash, hockey and tennis and other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, Haydock Park and Aintree as well as the International Horse Show in Liverpool.

On the educational front there is a primary school in Burton itself, plus there are several primary schools nearby including at Thornton Hough and Willaston, secondary schools including Wirral, Caldy and West Kirby Grammar Schools and a choice of private schooling notably at King's and

Queen's in Chester, Birkenhead School and Abbeygate College at Saughton.

Despite the property's rural location it is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the North West. For travel further afield there is a 2 hour intercity rail service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

Entrance Hallway

Lounge

21'8" x 15'4" (6.62m x 4.69m)

Dining Room

17'11" x 16'2" (5.47m x 4.93m)

Kitchen-Breakfast Room

15'1" x 11'8" (4.62m x 3.56m)

Utility Room

21'1" x 8'1" (6.44m x 2.48m)

Boiler Room/Vine Room

21'1" x 9'3" (6.44m x 2.84m)

Sun Room

11'1" x 11'3" (3.39m x 3.45m)

Cloakroom

Landing

Bedroom One

15'1" x 11'6" (4.62m x 3.52m)

En-Suite

Bedroom Two

14'3" x 12'9" (4.35m x 3.91m)

Bedroom Three

10'11" x 15'4" (3.34m x 4.69m)

Bedroom Four

10'5" x 15'4" (3.18m x 4.69m)

Bedroom Five/Office

7'2" x 7'6" (2.19m x 2.30m)

Bathroom

10'3" x 8'9" (3.13m x 2.68m)

External

All measurements are approximate.

Office

14'8" x 14'5" (4.49m x 4.41m)

Store Room One

8'0" x 14'5" (2.45m x 4.41m)

Store Room Two

8'1" x 14'5" (2.48m x 4.41m)

Room Above Store

16'6" x 14'5" (5.04m x 4.41m)

Double Garage

17'10" x 20'0" (5.44m x 6.12m)

Workshop

17'10" x 12'4" (5.44m x 3.78m)

Upper Store Area Over Workshop

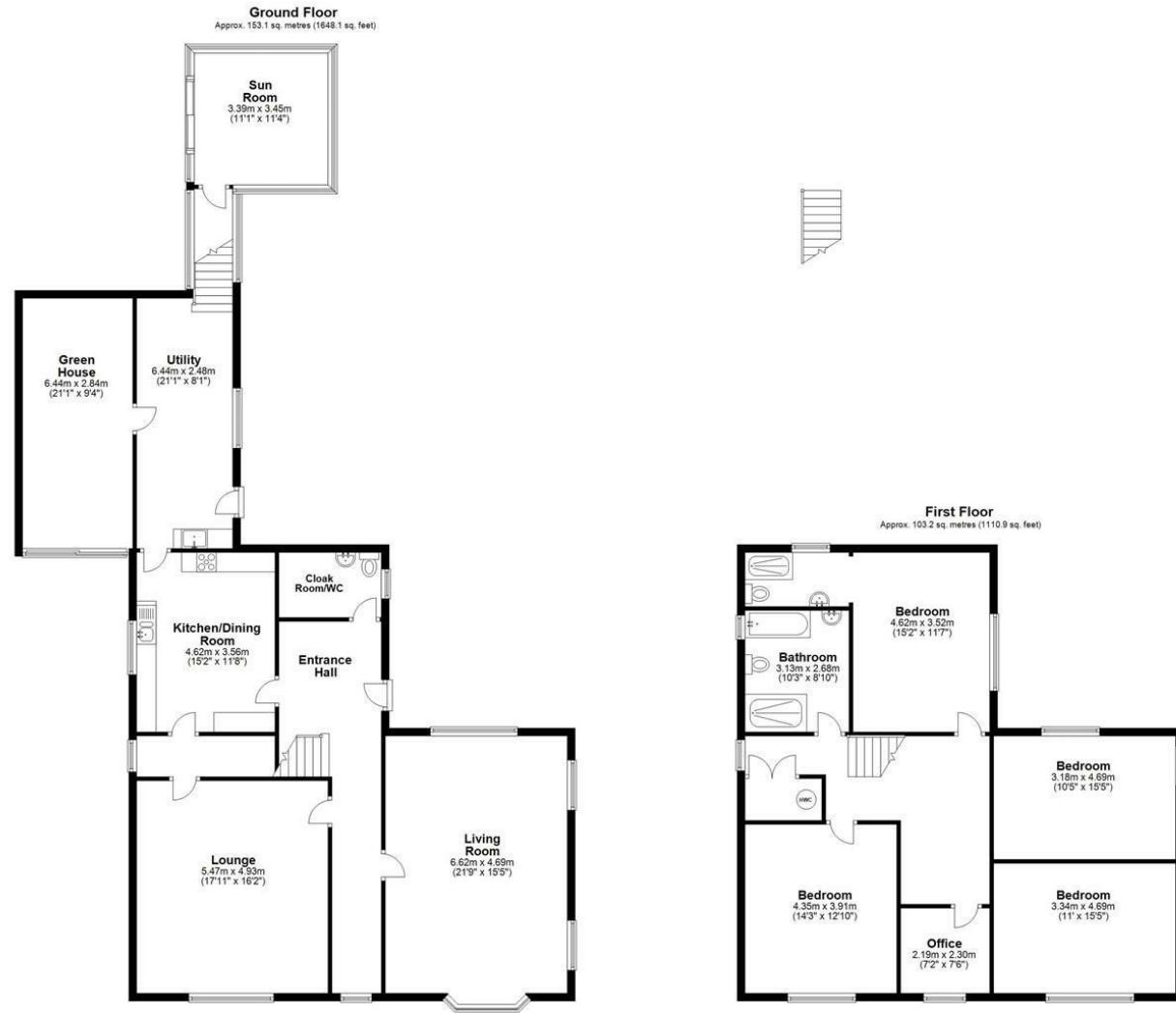
17'10" x 12'5" (5.44m x 3.80m)

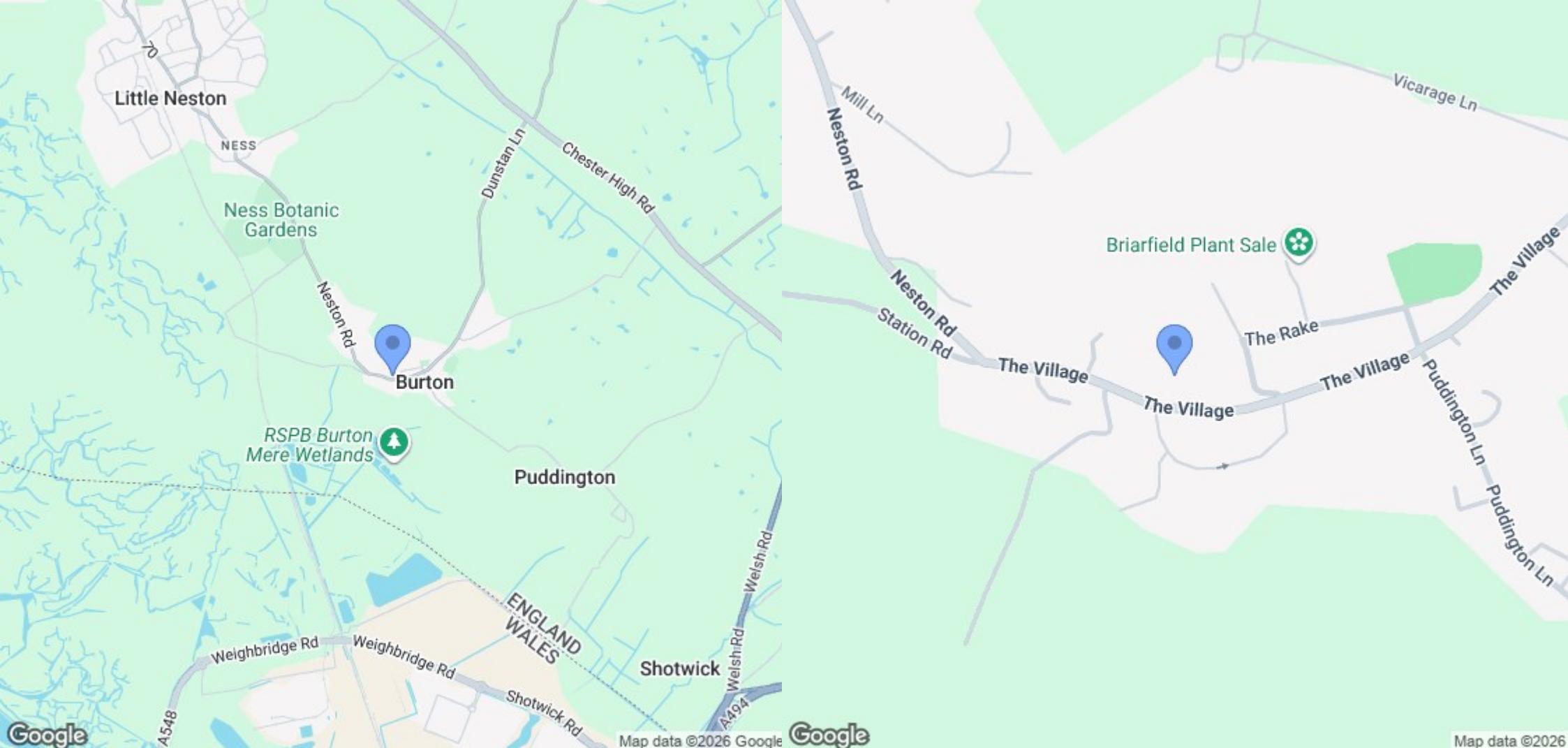




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Location Map

Constables

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