



## Raby Mere Road, Wirral, CH63 4JQ

£2,400 PCM

 4 Bedroom  2 Reception  4 Bathroom  D

\*\*\* - Beautifully Presented Thatched Roof Character Property - Meticulously Presented - Surrounded by Open Fields \*\*\*

Hewitt Adams are proud to offer to the rental market 'Chicken Corner Farm' constructed in the 1600's a Grade II Listed, quaint property. The property is situated in a semi rural location on Raby Mere Road whilst still being conveniently located for amenities, transport links and catchment for highly acclaimed schools. The property has been sympathetically modernised over recent years but retains much of its character and charm. The Thatched roof has been replaced in the last few years, upgraded and beautifully appointed shaker style kitchen and newly installed Hardwood windows throughout and recently laid carpets and Karndean flooring.

The deceptively spacious ground floor accommodation in brief comprises; porch, entrance hallway, living room, a further reception room, kitchen with centre island, utility room, garden room. There are two bedrooms and three beautifully fitted bathrooms to the ground floor. The first floor offers two further double bedrooms and a shower room.

Externally, the property offers wrap around gardens which are relatively low maintenance, to the rear of the property there is a lawned area with established shrubs and trees, secure borders, brick set patio, with large brick built BBQ, gravel area, a private courtyard. To the side of the property there is further space being mainly gravelled with secure borders, gated access to front and rear

Entrance

Door to entrance hall, tiled flooring, further door to hallway;

Hallway

Tiled flooring, doors to;

Living Room

22'0 x 13'10 (6.71m x 4.22m)

With exposed oak beams, windows to rear and side, central heating radiator, opening to dining room.

Dining Room

11'7 x 10'2 (3.53m x 3.10m)

French doors leading outside, tiled flooring, central heating radiator.

Kitchen

15'3 x 13'7 (4.65m x 4.14m)

A beautifully appointed shaker style kitchen with a range of wall and base units with Granite work surfaces, appliances includes fridge, freezer, AGA, dishwasher, a central island with further storage, exposed beams, windows to front elevation, pantry, inset spotlights, door to utility room.

Utility Room

Further base units with space for washing machine and tumble dryer, door leading to side of the property.

Lounge

14'10 x 11'8 (4.52m x 3.56m)

Windows to front elevation, fireplace with stove, opening to garden room;

Garden Room

11'3 x 8'4 (3.43m x 2.54m)

French doors leading to rear, tiled flooring.

Bedroom 1

15'2 x 9'9 (4.62m x 2.97m)

Windows to front aspect, central heating radiator, door to courtyard.

Bathroom

A stunning bathroom with a free standing roll top bath, double wash hand basins, vanity unit, central heating radiator, storage cupboard, spotlights, window to front and rear.

Shower Room

7'11 x 5'1 (2.41m x 1.55m)

Fully tiled comprising; WC, wash hand basin, thermostatic shower.

Bedroom 2

10'0 x 9'10 (3.05m x 3.00m)

Windows to front aspect, central heating radiator.

Bathroom

7'9 x 7'8 (2.36m x 2.34m)

A spacious bathroom comprising; bath, WC, wash hand basin, window to rear aspect.

First Floor Landing

Window to front elevation, with space to use as an office area, doors to;

Bedroom 3

15'4 x 12'3 (4.67m x 3.73m)

Windows to front and side aspect, central heating radiator.

Bedroom 4

15'4 x 10'3 (4.67m x 3.12m)

Windows to front aspect, central heating radiator, fitted wardrobes.

Shower Room

8'10 x 5'10 (2.69m x 1.78m)

A beautifully fitted shower room, with WC, wash hand basin and vanity unit, heat chrome towel radiator, walk in shower cubicle window to rear aspect.

Additional Information

The kitchen has a conventional oven and hob, as well as a gas-fired Aga. The current tenant does not use the Aga and, if it were to be brought back into use, it would need to be serviced and safety-checked first, this can be discussed on application.

The access from Raby Mere Road is the main access to the property and would form the access provided under the tenancy.

The current tenant uses Starlink for internet access, although broadband should be installed soon. Openreach are due to attend to carry out a survey.

