



CALDY ROAD, CALDY
CH48 1LP

£1,495,000

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'Grantham House'

173 CALDY ROAD

CH48 1LP

- DETACHED CALDY FAMILY HOME
- ORIGINAL PERIOD FARMHOUSE
- SIX BEDROOMS
- THREE BATHROOMS
- LANDSCAPED FRONT AND REAR GARDENS

- VIEWING HIGHLY RECOMMENDED
- ONE OF WIRRAL'S FINEST RESIDENTIAL LOCATIONS
- GENEROUS FLEXIBLE LIVING ACCOMMODATION
- APPROX 2,734 SQ. FT OF ACCOMMODATION
- HIGH DEGREE OF PRIVACY

QUITE SIMPLY AN EXCEPTIONAL HOME. SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS, "GRANTHAM HOUSE" SIMPLY MUST BE INTERNALLY VIEWED TO FULLY APPRECIATE BOTH THE OUTSTANDING QUALITY OF PRESENTATION & SPECIFICATION.



DISTANCE

WEST KIRBY 2.6 MILES
HESWALL 3.8 MILES
LIVERPOOL 11.9 MILES
CHESTER 16.9 MILES

GROUND FLOOR

- Entrance Hall
- Lounge
- Kitchen / Diner
- Dining Room
- W.C
- Utility Room
- Conservatory

FIRST FLOOR

- Master Bedroom
- Master En-Suite
- Master Dressing Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Bedroom 6
- En-Suite
- Family Bathroom
- W.C

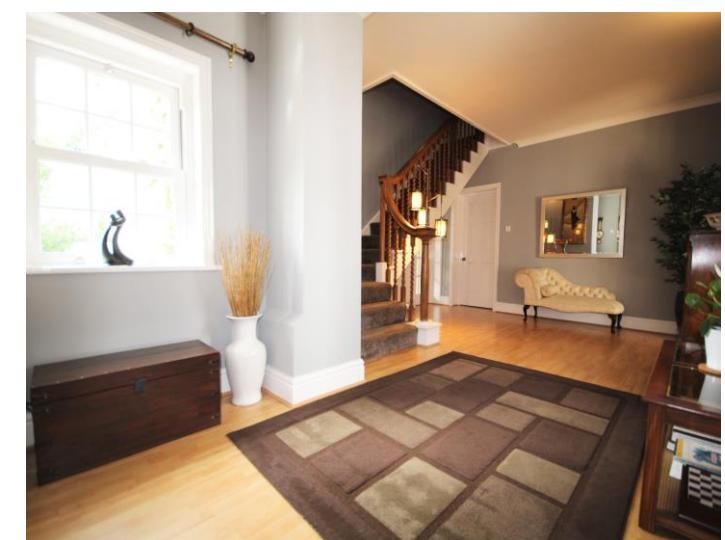




DESCRIPTION

Quite simply an exceptional home. Set within beautifully landscaped gardens, "Grantham House" simply must be internally viewed to fully appreciate both the outstanding quality of presentation and the exacting specification of finish within. It is rare to find such a property as this, this original period farmhouse seamlessly blending welcoming charm and detail with such a clean, calm, contemporary styled interior, creating such an inviting ambience, so evident when stepping within.

The accommodation comprises in brief of entrance vestibule, hallway, lounge with feature fire and doors to conservatory, spacious dining room, an exceptional bespoke designed dining/kitchen/living room with dining area, separate utility room, conservatory and downstairs W.C. To the first-floor accommodation there are six double bedrooms, three of which boast en-suite facilities. The master bedroom is truly stunning with dressing room and generous en-suite and the family bathroom boasting a free-standing bath and separate shower. The home is approached via driveway and benefits with a separate double detached garage, set within mature and generous grounds with sunny aspect rear patio with decked and lawned areas. The agent strongly urges an interior view at the very earliest to fully appreciate all this exceptional home holds within.





LOCATION

'Grantham House' occupies an enviable location in one of Wirral's most sought-after residential areas on the peninsular. Set amongst its own gardens and grounds which provide a high degree of privacy. A wide range of services are available in the nearby villages of West Kirby & Heswall including doctors and dentists' surgeries, parades of shops, restaurants and supermarkets with the cities of Chester and Liverpool both within a short drive offering excellent shopping and leisure facilities. On the educational front there is a choice of both private and state schools in the area including West Kirby, Birkenhead, Avalon and Kings & Queens in Chester. Sporting and leisure facilities are also well catered for with rugby and golf clubs within walking distance at Caldy, Royal Liverpool Golf Club at Hoylake, sailing and windsurfing on the Marine Lake and Dee Estuary and wonderful walks directly from the property through countryside or many of the nearby beaches.

COMMUNICATIONS

Whilst the property occupies a rural location, it benefits from excellent road communications being 10 minutes from the M53 motorway which provides fast access to Liverpool, while the M6 is 20 minutes away serving Manchester. Getting to Chester is provided by the A540 which provides an abundance of history, shops and restaurants. Travel to London is easy with a sub three-hour rail service from Liverpool, and for international travel both Liverpool and Manchester supply airports.



PROPERTY INFORMATION

Address:

Grantham House, 173 Caldy Road, Caldy, CH48 1LP.

Tenure:

Freehold.

Council Tax:

Tax Band G. £3,420.97 payable for 2022/23

Local Authority:

Wirral Borough Council. Telephone 0151 606 2002

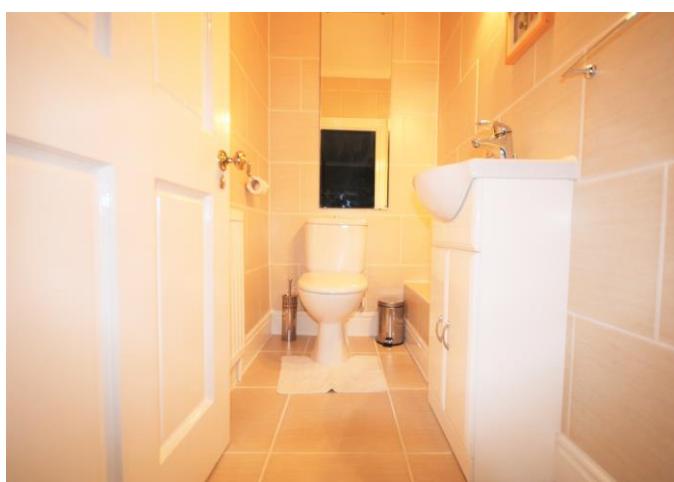
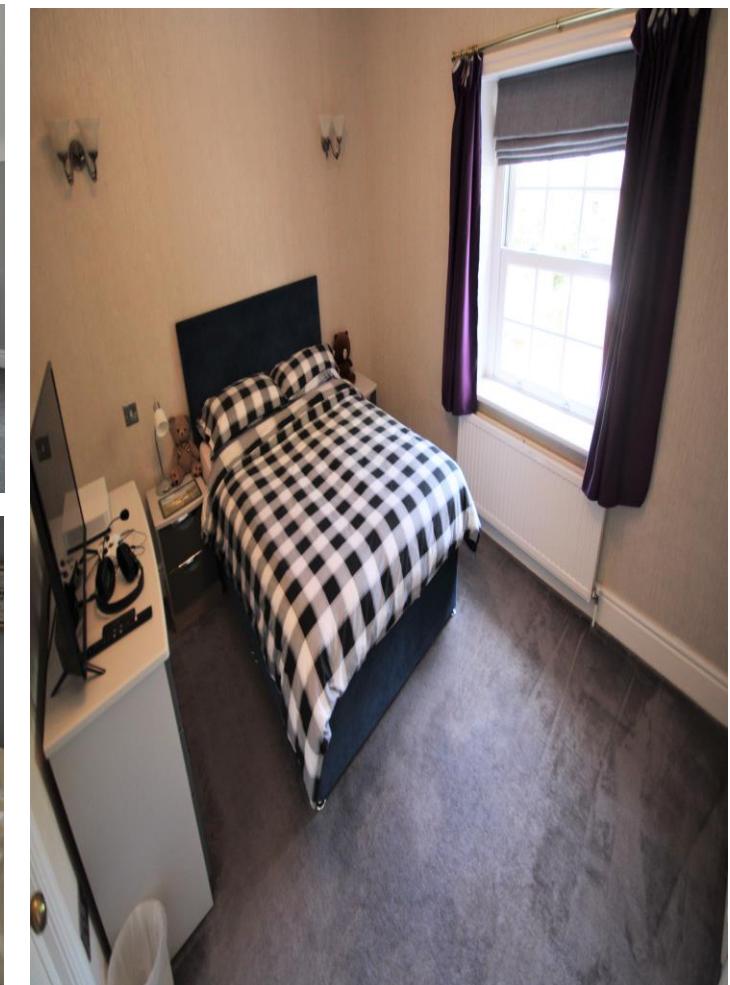
NEARBY ACTIVITIES

In the nearby town of West Kirby, there is a plethora of activities such as; windsurfing, kayaking, sailing, running & many tennis courts. If you're after caffeine, there are plenty of places to choose from such as Aubergine Café, Green Onions Café, Rubens Coffee, The Nook, Love Brownie and many more!

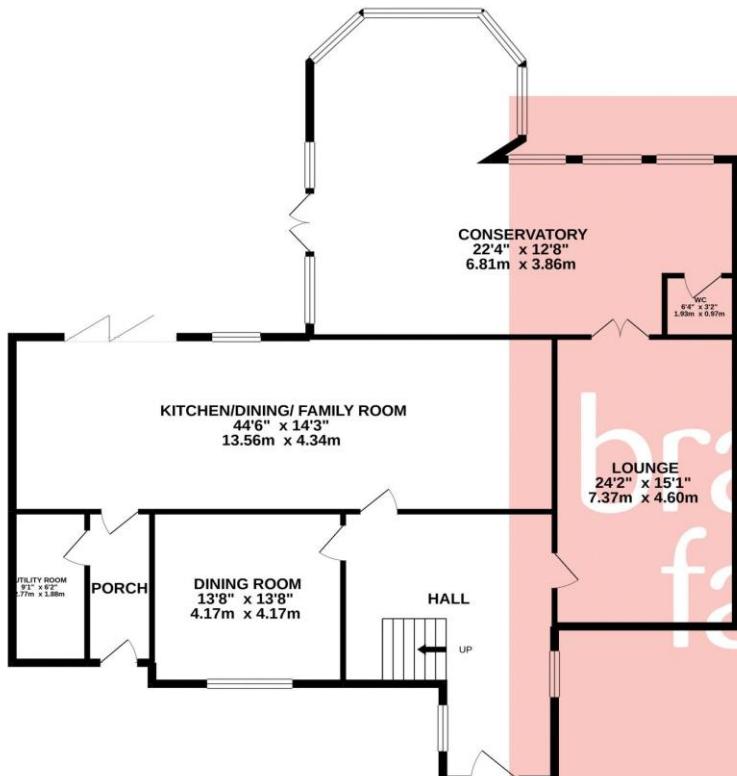
For food, Grange Road is home to Karma Indian Food, West Kirby Tap, Figo's Mediterranean Kitchen and Forza Italian whilst on Banks Road you can find Est Italian, The Tapas Kitchen and Royal Benegal Restaurant. If BBQ food makes your mouth water, then check out Hickory's on Village Road!

Furthermore, New Brighton offers a wide range of attractions and facilities, including Bubbles, The Light Cinema, The Floral Pavilion Theatre, Championship Adventure Golf, and an amusement arcade which includes a fairground.

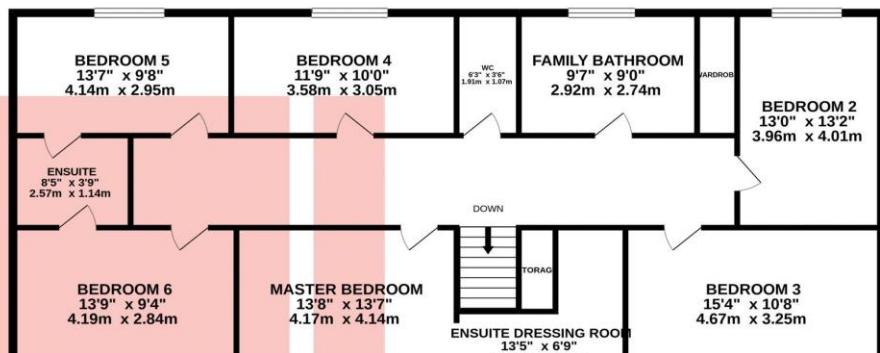
The Lady Lever Art Gallery is housed in a beautiful 1922 building in serene surroundings. It is home to an excellent collection of British art as well as international art from Ancient Rome, China and Greece.



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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DIRECTIONS

From the Agent's office proceed out of West Kirby up Grange Hill and continue onto Column Road. At the roundabout turn right into Caldy Road and the property is on the right-hand side.



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Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sales since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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