



Outbuilding

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (91-100)			A (92-100)		
B (81-90)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (29-38)	42	45	F (29-38)	39	42
G (1-28)			G (1-28)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Caldy Road, Caldy, Wirral, CH48 2HZ

Semi-detached Single Storey Character Home | Abundance of Period Features | Two Bedroom Accommodation | Fitted Dining Kitchen | Cobble Stone Courtyard | Central Caldy Location | Two Garages & Off Road Parking

Asking Price: £300,000

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DISCLAIMER
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
 All measurements are approximate



Caldy Road, Caldy, Wirral, CH48 2HZ

Hunters are delighted to offer this superb opportunity to acquire a truly unique semi-detached property situated in the heart of Caldy Village. Having remained in the current owner's family for four generations, the property is believed to be the oldest in Caldy and possibly has origins dating back many centuries. Being steeped in history, the Grade II listed property was originally known as Callots Farm and Corner Cottage was the dairy. This single storey property is filled with fascinating period features to include a bread oven and cast iron diamond shaped windows, ships timbers in the roof, exposed ceiling beams and an exposed 'A' frame in the lounge. There is evidence of wattle and daub to the walls and elevations are finished in red sandstone with black and white Tudor panelling and roof areas surfaced in slate with impressive sandstone chimneys that really do make this a one of a kind property.

ENTRANCE

Period cottage style front door leads to:-



LOUNGE

4.19m (13' 9") x 4.06m (13' 4")

With original 'A' frame beams, feature sandstone fireplace with cast iron grate and living flame gas fire, alcove with display shelves and windows to front and rear.



REAR HALL

Stable door leads to court-yard.

BEDROOM TWO/STUDY

2.36m (7' 9") x 1.65m (5' 5")

Original cast iron diamond shaped window and replacement gas fired central heating boiler.

DINING KITCHEN

4.42m (14' 6") x 4.27m (14' 0")

Comprising numerous pine floor, wall and drawer cupboards with inset sink unit, plumbing for automatic washing machine, island unit with ceramic hob and further tall unit with double oven. Windows to front and rear and access to loft storage area.



BEDROOM ONE

4.17m (13' 8") measured into wardrobes x 3.84m (12' 7")

Six sectional wardrobe and two windows to rear.



BATHROOM

With suite in white comprising panel bath, pedestal wash basin, low flush close coupled WC, window to rear and airing cupboard.



OUTSIDE

Shared front pathway leads to front door with lawned front garden. Gated vehicle access leads to cobble stone courtyard with access to two garages.



OPENING HOURS

Monday 9.00 – 5.30
Tuesday 9.00 – 5.30
Wednesday 9.00 – 5.30
Thursday 9.00 – 5.30
Friday 9.00 – 5.30
Saturday 9.00 – 4.00
Sunday closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.