



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	
Current	Potential	Current	Potential
40	49	44	52

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 Character Property | Four Bedroom Accommodation | Filled with Fascinating Period Features | No Ongoing Chain | Two Reception Rooms | Beautifully Maintained Gardens | Off Road Parking & Garage | Viewing Highly Recommended

Offers Over: £390,000

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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, Caldly, Wirral, CH48 2HZ

Hunters are delighted to offer this superb opportunity to acquire a truly unique semi-detached property situated in the heart of Caldly Village. Having remained in the current owner's family for four generations, the property is believed to be the oldest in Caldly 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. The property is filled with fascinating period features to include exposed ceiling beams. Elevations are finished in red sandstone with black and white Tudor style panelling and roof areas surfaced in slate with impressive sandstone chimneys that really do make this a one of a kind property.

SENTRY BOX PORCH

With red and black tiled floor and period front door leading to:-

HALL

Window to rear and access to loft storage area.

DINING HALL

3.61m (11' 10") x 3.86m (12' 8")

Understairs cupboard and further access to:-



REAR PORCH

With Ideal gas fired central heating boiler and door to garden.

FIRST LOUNGE

5.54m (18' 2") x 4.83m (15' 10")

Traditional tiled fireplace, window to side and French door providing garden access.



SECOND LOUNGE

3.96m (13' 0") x 3.81m (12' 6")

Traditional tiled fireplace, exposed ceiling beams and two windows to frontage.



DINING KITCHEN

4.27m (14' 0") x 2.59m (8' 6")

Comprising wall and tall ladder cupboards, double drainer stainless steel sink unit with cupboards under, electric cooker point and windows to front and side.

FIRST FLOOR

Turned staircase from hall leads to first floor landing with window to side.

BEDROOM ONE

4.17m (13' 8") x 2.74m (9' 0")

Windows to front and side.

BEDROOM TWO

5.00m (16' 5") to maximum x 3.05m (10' 0")

Three sectional wardrobes and window to rear.

BEDROOM THREE

4.90m (16' 1") measured to back of wardrobes x 2.31m (7' 7")

Double wardrobe and window to side.

BEDROOM FOUR

3.84m (12' 7") x 1.73m (5' 8") measured to maximum

Skylight.

SEPARATE WC

Low flush WC, wash hand basin and window.

BATHROOM

With pink suite comprising panel bath, pedestal wash hand basin, low flush WC and built in airing cupboard.

OUTSIDE

Shared path to front door. Extensive lawned areas to front and rear. Outbuilding to include WC and fuel store. Access to single garage at rear provided off Caldly Green.



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 9.30 – 3.00
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.