



Total area: approx. 344.1 sq. metres (3704.1 sq. feet)  
For illustration purposes only - not to scale

## Caldy Road, Caldy, Wirral CH48 1LP

£1,295,000

6 Bedroom 4 Reception 4 Bathroom C

Hidden away within meticulously landscaped and very private wrap-around gardens in Caldy "Grantham House " is truly a rare find!

Originally a period farmhouse dating back to the 1700s - this SANDSTONE farmhouse has been modernised and EXTENDED sympathetically; seamlessly blending period features with a luxurious modern contemporary styled interior. A perfect cocktail of character/ history and modern living at its finest.

The accommodation in brief affords entrance vestibule, wide and spacious hallway, lounge with fire, leading to a modern conservatory with some original sandstone features, a spacious dining room, an eye-catching bespoke dining kitchen living and family room, a separate utility room, and downstairs W.C. The first floor accommodation is SUBSTANTIAL and has been extended in recent years - providing SIX double bedrooms, three of which boast modern en-suite facilities. The master bedroom is a wonderful room with dressing area and generous en-suite, the family bathroom boasts a free standing bath and separate shower.

Grantham House is approached via private driveway and comes equipped with a separate double detached garage. Ensclosed within mature and generous grounds with a SOUTHERLY aspect rear patio comprised of decked and lawned segments.

Hewitt Adams thoroughly recommends viewings at the very earliest convenience to fully appreciate how exceptional this home is. A truly rare opportunity to purchase an executive family home



**Entrance Vestibule**

Into;

**Hall**

**Lounge**

7.36m x 4.59m

**Conservatory**

6.80m x 3.86m

**Dining Room**

4.16m x 4.16m

**Kitchen Diner Family Room**

13.53m x 4.34m

**W.C**

**Utility**

2.77m x 1.88m

**UPSTAIRS**

**Master Bedroom**

4.16m x 4.14m

**En-Suite & Dresser**

4.09m x 2.06m

**Bedroom Two**

3.96m x 4.01m

**Bedroom Three**

4.67m x 3.25m

**Bedroom Four**

3.58m x 3.05m

**En-Suite**

**Bedroom Five**

3.58m x 3.05m

**Ensuite**

**Bedroom Six**

**Family Bathroom**

2.92m x 2.74m

**EXTERNALLY**

Grantham House is approached via private driveway and comes equipped with a separate double detached garage. Ensclosed within mature and generous grounds with a SOUTHERLY aspect rear patio comprised of decked and lawned segments.

