



BARTON HEY DRIVE

SIXTY FOUR



A Home Defined by Thoughtful Design & Timeless Elegance

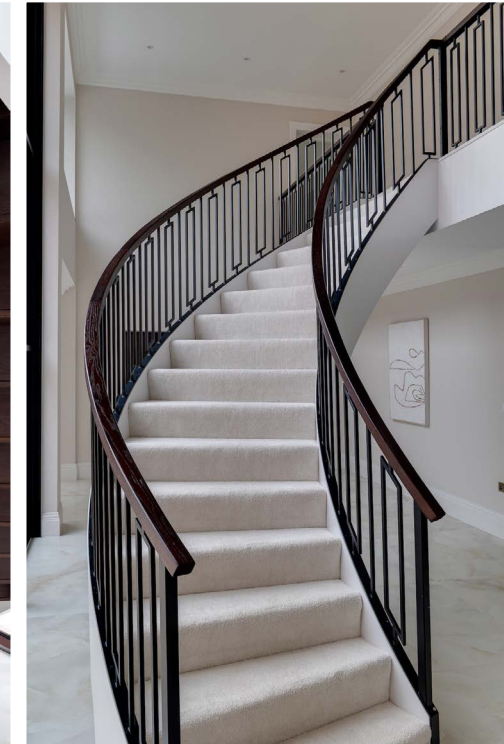
Tucked away on a peaceful, tree-lined residential road in Caldy, 64 Barton Hey Drive is an exceptional Georgian-inspired new build that captures the essence of refined modern living. Built with meticulous attention to detail and an unwavering focus on quality, this freehold home pairs classical symmetry with contemporary craftsmanship, offering a rare opportunity to own a residence where design, comfort and location harmonise effortlessly. Arriving through electric gates, a generous five-car driveway and integrated garage set the tone for what lies within. The exterior's balanced proportions and traditional detailing hint at its timeless character, yet the home's interior tells a thoroughly modern story. Every inch has been considered to create a space that is both beautiful and deeply practical – a home designed for real life, but elevated.





Grand First Impressions

Stepping inside, light and space take centre stage. A bespoke handmade staircase curves dramatically beneath double-height glazing, framing leafy views beyond and filling the hallway with natural light. Statement porcelain tiles and classic panelling set an elegant tone, while underfloor heating beneath your feet offers discreet comfort.





A Heart Made for Living

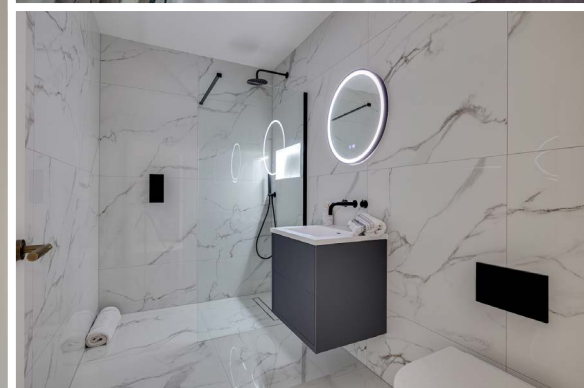
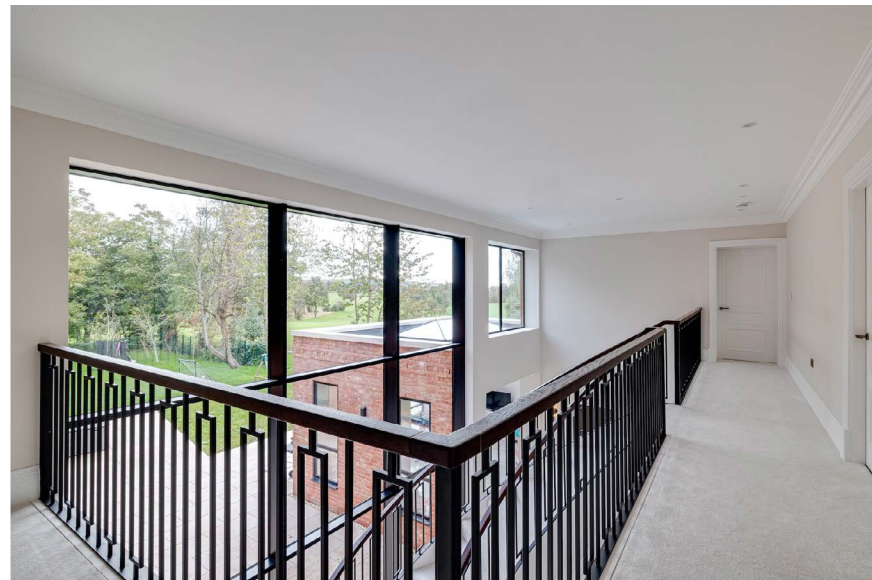
At the heart of this home lies an expansive kitchen and dining space that is nothing short of spectacular. The German-designed kitchen is sleek yet warm, with porcelain worktops, a bronze mirrored splashback and integrated appliances including a Bora hob, Bosch ovens and a Quooker boiling-water tap. Under-cupboard and under-worktop lighting add a soft glow to the evenings, while the soaring double-height ceiling above the dining area creates a dramatic sense of volume. Tucked discreetly within the kitchen's clean architectural lines lies one of the home's most delightful surprises – a hidden door, almost imperceptible within the cabinetry, that opens into a generous walk-in pantry. This thoughtful design element balances beauty with practicality, ensuring everyday essentials are neatly concealed while preserving the kitchen's sleek, uncluttered aesthetic. Inside, ample shelving and cool porcelain finishes make it an elegant yet functional space – the kind of detail that quietly defines the home's considered craftsmanship.





This is a room designed to bring people together. Expansive curtain-wall glazing frames uninterrupted views across Caldy Golf Course, and vast sliding doors blur the line between inside and out, opening to a porcelain-paved terrace – the perfect spot for summer gatherings as the sun sets over the 15th tee. A spacious utility room, plant room and cloakroom complete the ground floor, keeping the main living spaces beautifully uncluttered.





A Sanctuary Upstairs

Ascending the sweeping staircase, the upper floor reveals five luxurious bedrooms, each with its own en-suite bathroom finished with porcelain tiling, walk-in showers, underfloor heating and motion-sensing lighting. Three bedrooms feature dedicated dressing areas, while the fourth offers generous integrated storage.





The principal suite is a private sanctuary. Floor-to-ceiling windows capture those tranquil golf-course views, and electric blinds make waking up to them effortless. His and hers dressing rooms lead to a beautifully appointed bathroom with twin basins, a freestanding bathtub and a walk-in waterfall shower – a spa-like retreat to begin and end each day.





Space to Grow & Evolve

Future potential is built into the fabric of this home. A substantial 1,500 sq. ft. boarded loft space, complete with lighting and plumbing connections, is ready for conversion into additional living space, a studio, or a home cinema. Outside, the landscaped garden features 150 square metres of porcelain paving, external hot and cold water taps, outdoor sockets and a discreet bin store, all oriented towards those idyllic golf-course vistas.





Intelligent Living

This is a home where technology quietly enhances everyday life. Electric gates, a Lightwave smart lighting system, Hikvision CCTV, an alarm system and a fast EV charger ensure security and convenience. Underfloor heating extends across both floors, while a mechanical ventilation system delivers constant fresh air and maintains a comfortable temperature year-round. Powered by an air-source heat pump, the house is impressively energy-efficient for its size.



A Lifestyle Beyond the Walls

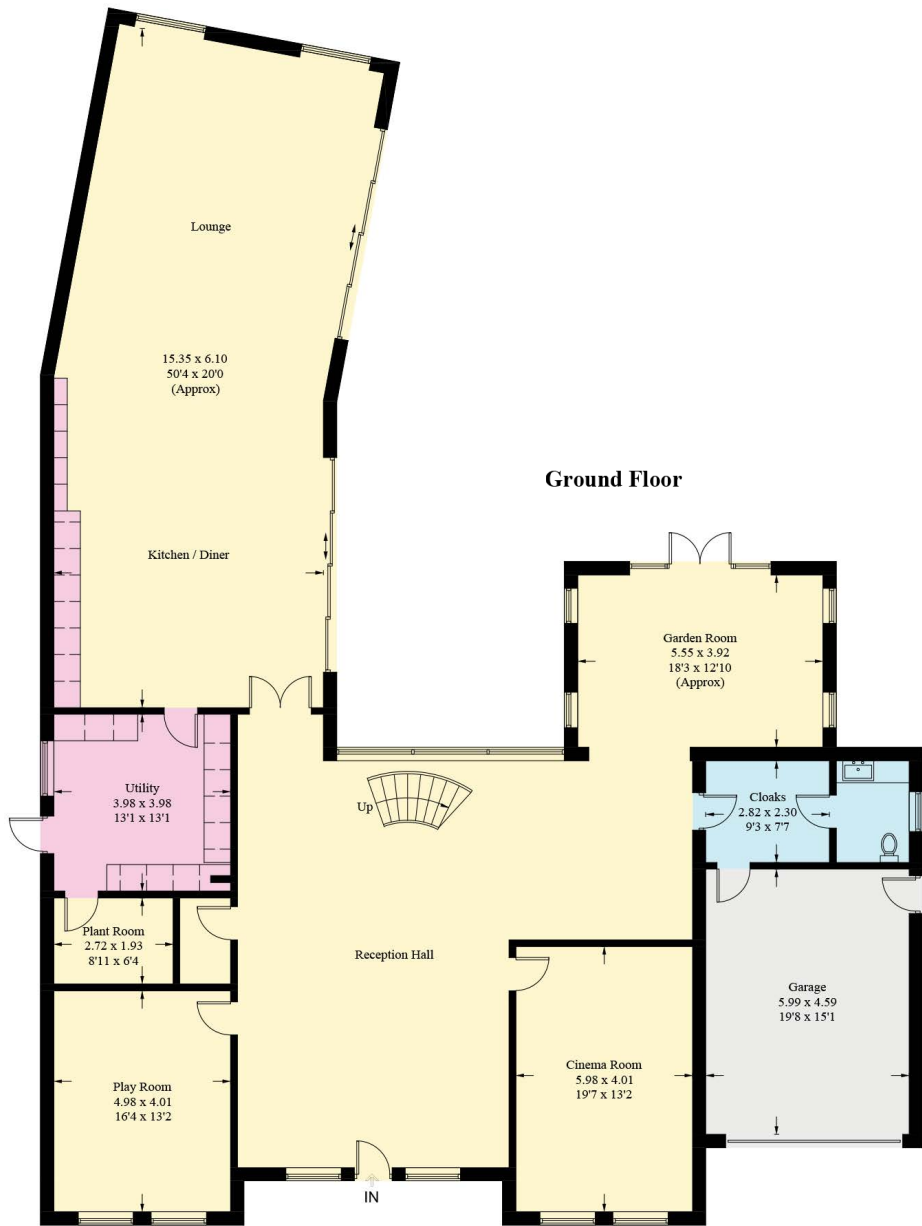
Life at 64 Barton Hey Drive is defined as much by its setting as by the home itself. Step outside and the Wirral Way and Caldy Beach invite long coastal walks, while Ashton Park, Royden Park and Thurstaston Country Park offer beautiful green spaces to explore. Golfers will relish direct access to Caldy Golf Club, while sailing, rugby and a wealth of outdoor pursuits are just minutes away. The charming centre of West Kirby, with its independent shops, restaurants and cafés, is close by, as are family-friendly favourites like Ring O' Bells and Hickories. Excellent transport links place Liverpool just 30 minutes away by train and Chester around 40 minutes, making this an ideal base for commuting or weekend city escapes. For families, highly regarded schools including West Kirby Grammar, Caldy Grammar and St Bridget's Primary are all within easy reach.



Finer Details

- Underfloor heating throughout
- Air source heat pump
- Mechanical ventilation system throughout
- Electric gates and alarmed
- Good sized garage
- Laundry chute system

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 539.6 sq m / 5808 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1247730)



A Home With Heart

More than just a beautifully built house, 64 Barton Hey Drive is a home created with care and intention. Every element – from the craftsmanship of its interiors to the considered layout and the way it engages with its surroundings – reflects a deep understanding of how we live today. Whether hosting friends on a summer evening with the garden doors flung open, or curling up by the fire as winter sets in, life here feels effortlessly balanced, deeply comfortable and quietly luxurious.



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