



# The Smithy

15 Croft Drive, Caldy, Wirral CH48 2JW

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Guide Price - £750,000

Presenting The Smithy, an enchanting three-bedroom cottage nestled near Caldy Church, showcasing original features such as beamed ceilings and exposed stone interior walls. Situated in the heart of Caldy Village, a highly sought-after area in the North West, it offers proximity to neighbouring towns such as West Kirby and Heswall.

This spacious living space features a reception hall with exposed stone flooring, a generous formal lounge with views of the rear patio and gardens, a dining room, breakfast room, a modern fitted kitchen with a utility room and WC. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property boasts a corner plot with a charming town garden frontage and a large garage to the side. The rear hosts an enclosed picturesque lawned garden and a spacious patio/BBQ area.

## LOCATION

Caldy, a quaint village on the Wirral Peninsula and is highly coveted among discerning buyers. Nearby Heswall and West Kirby offer an array of popular bars, restaurants, boutiques, and supermarkets. For recreation, residents can enjoy pleasant walks along the Wirral Way or take in the scenic views at West Kirby Marine Lake looking out to the Welsh Hills and coastline.

Education options include esteemed institutions like Caldy Grange Grammar School, West Kirby Grammar School, and Hilbre High School. Commuting is convenient with easy access to major commercial centres via the M53 and M56 motorway network. The nearest railway station, West Kirby, offers connections to Liverpool, Chester, and beyond via the Wirral Line.





### **ACCOMMODATION**

Accessed through a pedestrian gate and a charming town garden frontage, a timber-framed, partially glazed door welcomes you into the reception hall.

### **RECEPTION HALL**

An exceptionally spacious reception hall boasts a striking exposed stone floor, beamed ceiling, and a staircase ascending to the first-floor landing, a front facing window, and a radiator, it exceeds the standard size expected.

### **SITTING ROOM**

The generous formal lounge features windows on the side and rear, offering natural light, along with a door providing access to the rear patio and garden. Adorned with exposed stone walls and a fireplace housing an inset open fire, beamed ceiling, three radiators.

### **FAMILY ROOM**

Window to front and side, radiator, beamed ceiling, door to breakfast room and door to outside.



### **DINING ROOM**

Window to side, tiled flooring, radiator, door to utility.

### **KITCHEN**

Fitted with a range of wall, base and drawer units, contrasting worksurface, inset stainless steel sink unit mixer tap over, electric oven, microwave, electric hob, extractor, integrated dishwasher plus fridge and freezer, tiled splash backs, beamed ceiling, window to rear.

### **UTILITY**

Base level units, single drainer sink unit, plumbing point for a washing machine, space for a base level fridge, tiled flooring, radiator, central heating boiler, door to side.

### **GROUND FLOOR WC**

WC and wash hand basin, tiled flooring, high level window.



## FIRST FLOOR LANDING

Access to loft space, radiator.

## BEDROOM 1

Window to front, fitted wardrobe radiator.

## BEDROOM 2

Window to front, radiator.

## BEDROOM 3

Window to rear, fitted wardrobe radiator.

## BATHROOM

Panel bath, mains shower, his and her vanity wash hand basin, WC, bidet, radiator, skylight window.





## **OUTSIDE**

On approach there a town garden frontage and pedestrian gate leading to the front entrance. Access to the **DOUBLE GARAGE** is to the side of the property off The Green.

## **GARDEN**

To the rear of the property is a beautiful private enclosed lawned garden and large patio/BBQ area with steps rising to the garage.

## **SERVICES**

Mains, gas, electric, drainage.

## **COUNCIL TAX**

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## **EPC**

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## **VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



## DIRECTIONS

Sat nav  
CH48 2JW  
What3words ///panoramic.bangle.obviously

## APPROXIMATE DISTANCES

West Kirby Train Station - 2.1 miles  
Hoylake Train Station - 3.5 miles  
Liverpool John Lennon Airport - 39.7 miles

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

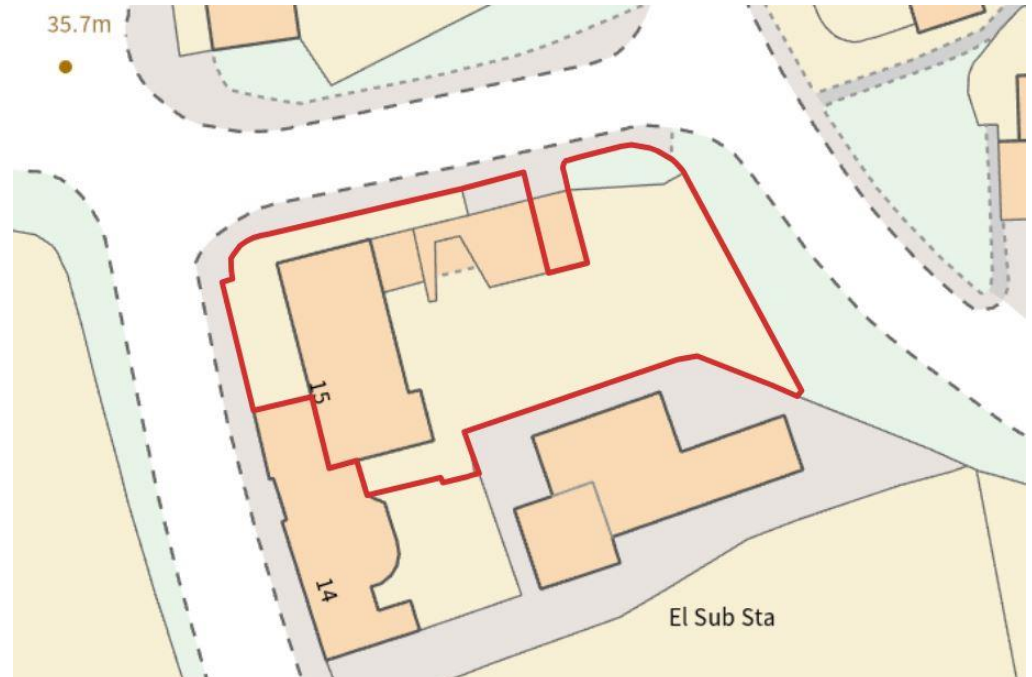
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

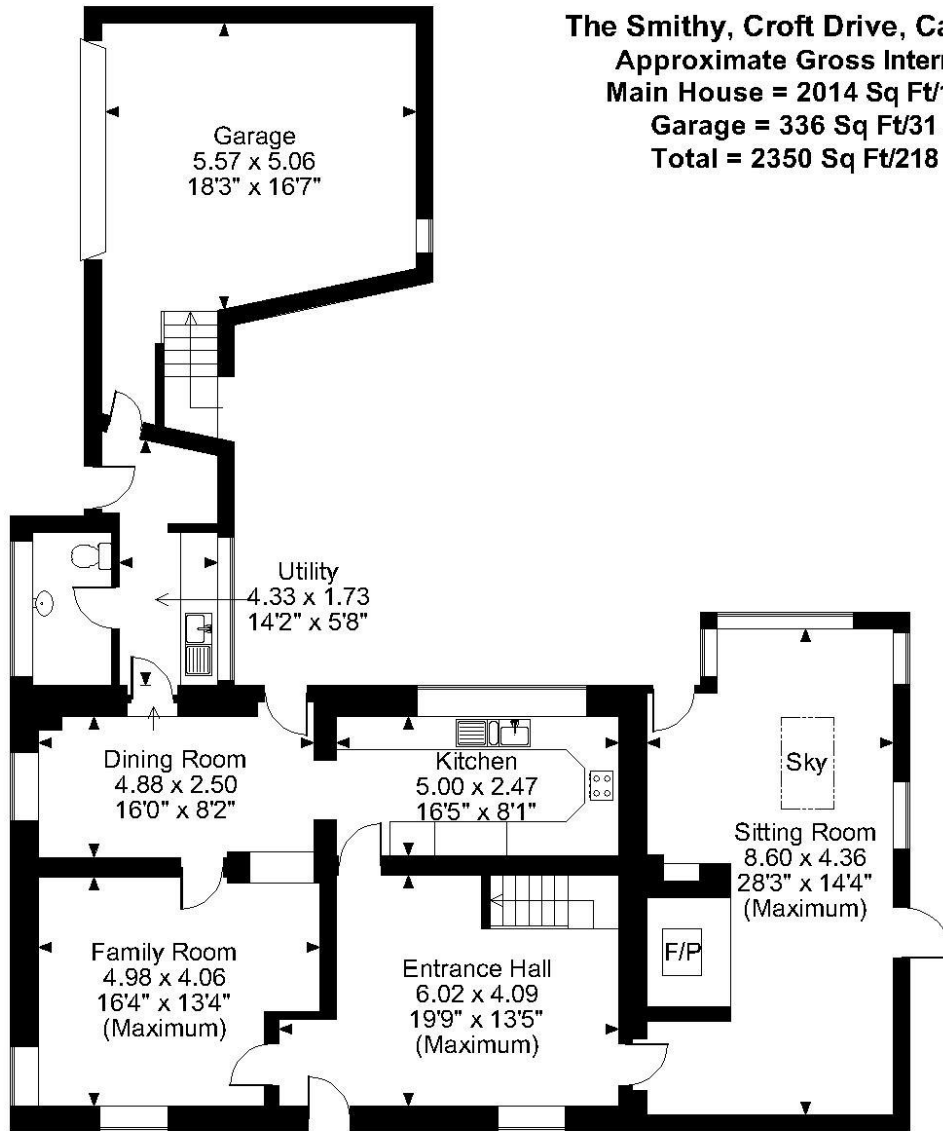
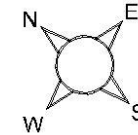
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## DISCLAIMER

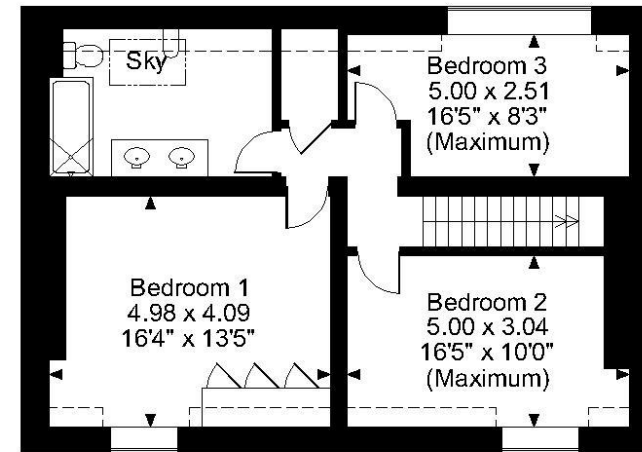
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**The Smithy, Croft Drive, Caldy, Wirral**  
**Approximate Gross Internal Area**  
**Main House = 2014 Sq Ft/187 Sq M**  
**Garage = 336 Sq Ft/31 Sq M**  
**Total = 2350 Sq Ft/218 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**



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