



Caldy Road, Caldy, Wirral CH48 1LP

- Distinguished Six Double Bedroom Detached Sandstone Residence
- Over 3,900 Square Feet of Beautifully Crafted Accommodation
- Hallway, Lounge, Dining Room, Utility Room and Downstairs W.C
- Master Ensuite/Dressing Room, Jack and Jill Ensuite and Family Bathroom
- Approached via a Private Driveway and a Detached Double Garage
- Expertly Fuses Period Charm with Modern Sophistication Throughout
- Executive Living in one of Caldy's most Prestigious Locations
- Breathtaking Open Plan Living Kitchen Diner Open to a Conservatory
- Set Within Expansive South Facing Impressive Landscaped Grounds
- A Rare Caldy Gem where Historic Charm Meets Cutting Edge Luxury



£1,250,000

















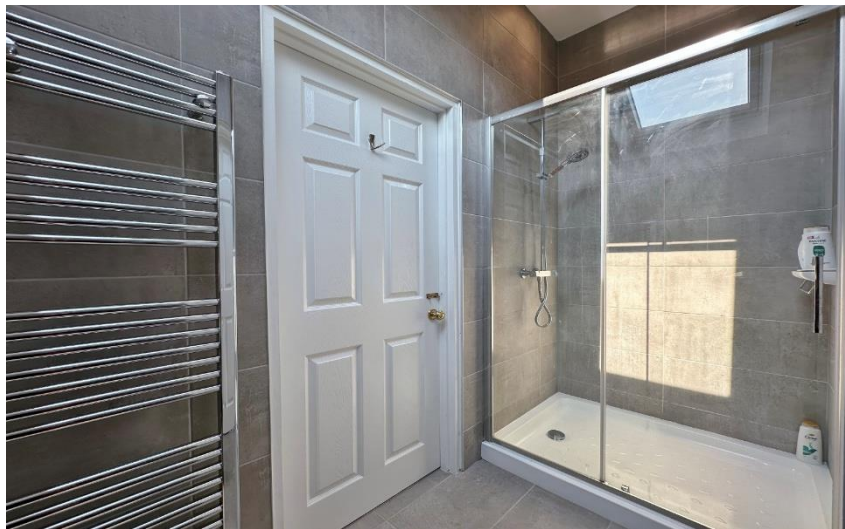












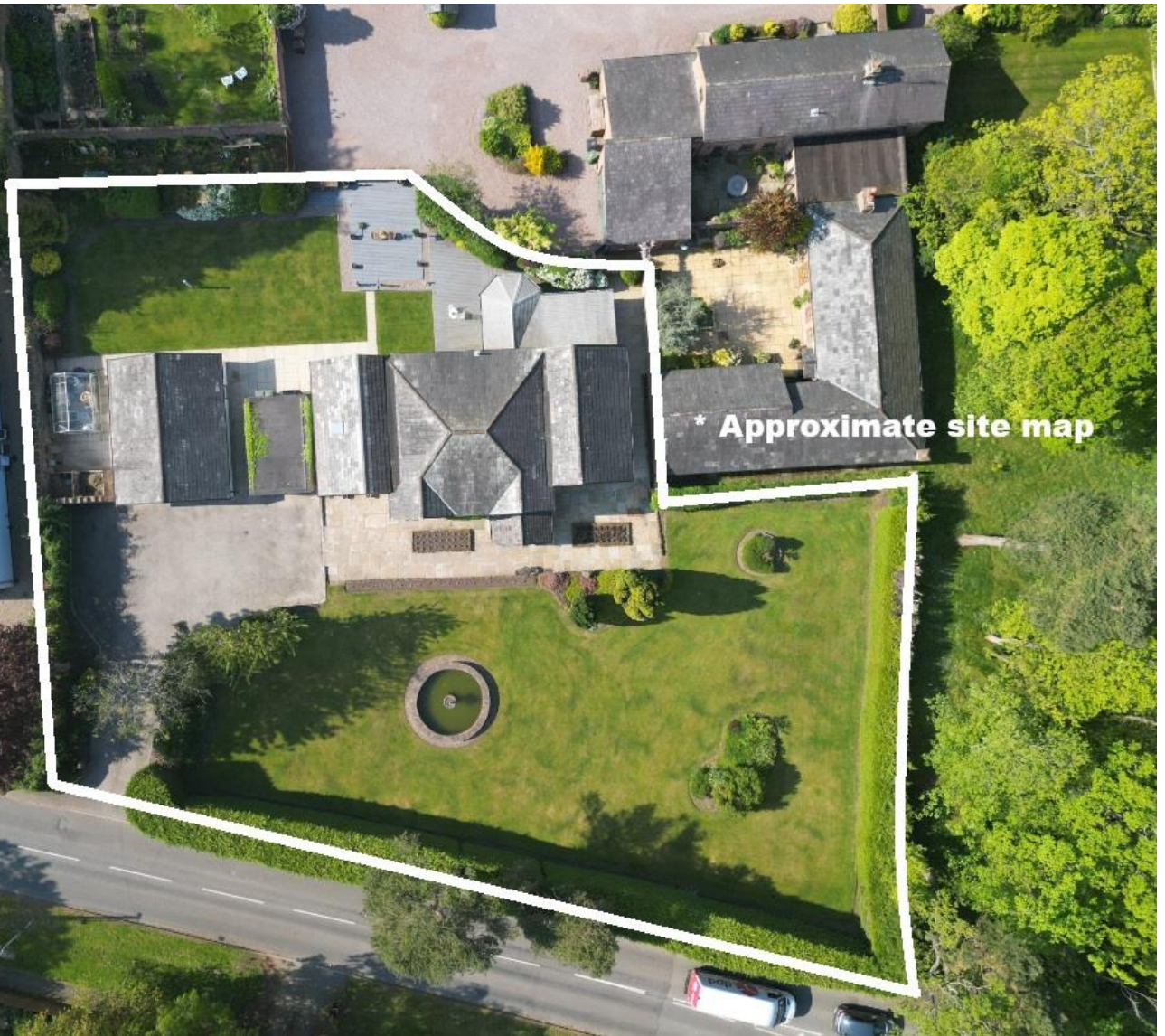












* Approximate site map

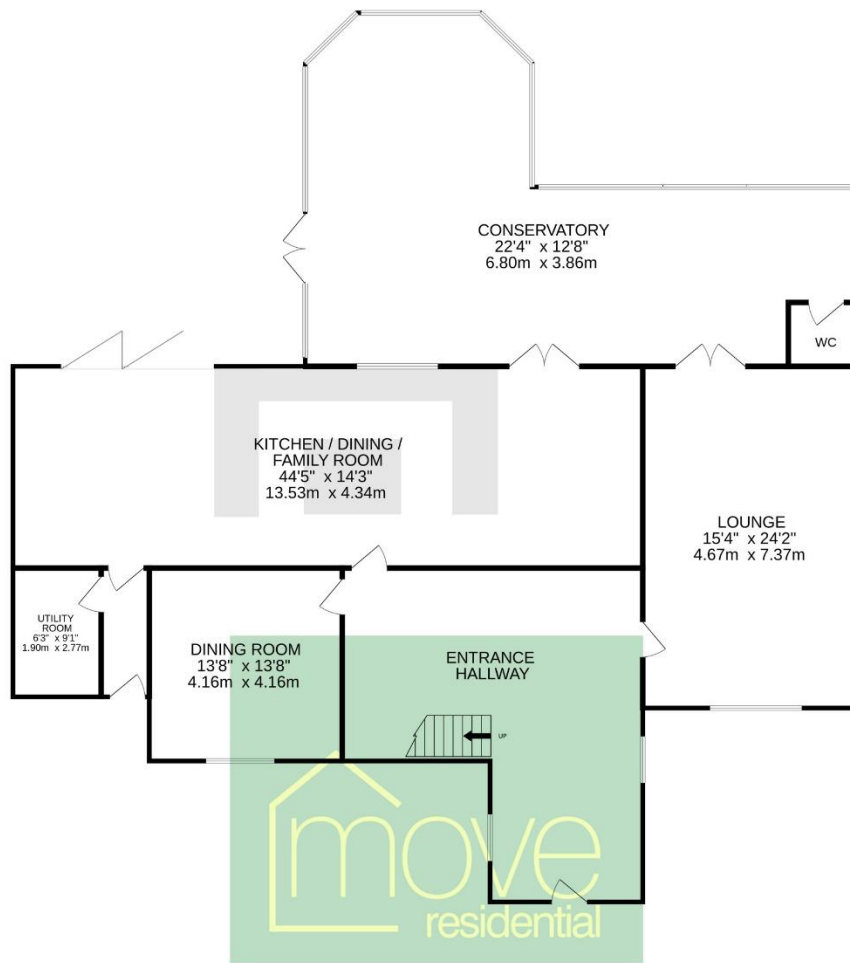


Discreetly nestled within beautifully landscaped and ultra-private wrap-around gardens in the prestigious village of Caldy, Grantham House is a striking six-bedroom detached sandstone residence, a truly unique and rare offering. Originally constructed in the 1700s as a traditional sandstone farmhouse, the property has been thoughtfully extended and modernised over time. The result is a seamless fusion of historic charm and striking contemporary design, offering the best of both worlds in one stunning residence.

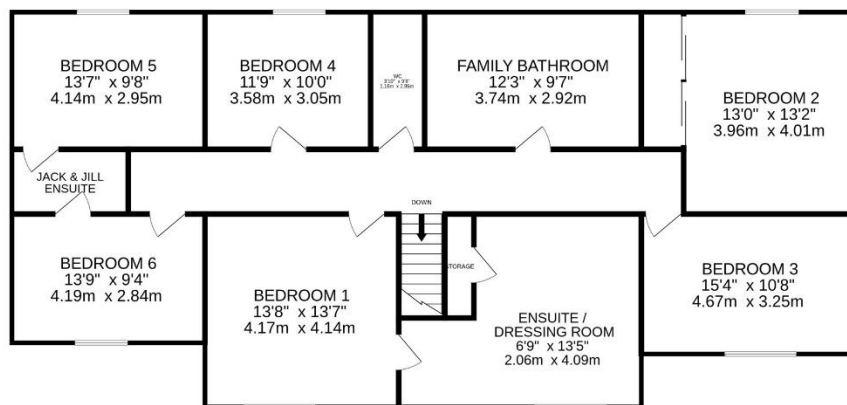
The accommodation spans over 3,900 square foot of sumptuous living space, briefly comprising an inviting entrance vestibule, a spacious and welcoming hallway, a character filled lounge with feature fireplace, and a striking modern conservatory that retains original sandstone elements. There's also a generous formal dining room and a show-stopping open plan bespoke kitchen, dining, and family room—perfectly suited to modern living. Additional ground floor spaces include a practical utility room and a downstairs W.C. Upstairs, the home continues to impress with an expansive layout offering six double bedrooms. Three benefit from stylish en-suite bathrooms, including a luxurious master suite with a walk-in dressing area and a large en-suite. The family bathroom features a freestanding bath and separate shower, maintaining the high-end finish throughout.

Accessed via a private driveway, the home includes a detached double garage and sits within extensive mature grounds. The rear garden enjoys a sunny southerly aspect and includes both decked and lawned areas, ideal for entertaining or relaxing in privacy. Move Residential highly recommends an early viewing to fully appreciate this exceptional family home. A rare blend of timeless character, refined luxury, and modern convenience, all set in one of Caldy's most desirable locations.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3903 sq.ft. (362.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.