



Links Hey Road, Caldy

£1,250,000



LESLEY HOOKS
ESTATE AGENTS





A truly rare opportunity on one of Wirral's most cherished addresses. It is with a great sense of privilege — and no small amount of emotion — that we present 'Belair' to the market for the very first time. Built with love and pride by the current family some 62 years ago, this substantial detached residence has been a much-loved family home ever since, and it is clear from the moment you arrive that it was built to impress. Set on a generous and enviable plot on Links Hey Road — widely regarded as one of the finest roads not just in Caldy, but across the entire Wirral — this is a home that carries real history, real character, and real heart. Positioned on the doorstep of the well renowned Caldy Golf Club, and surrounded by the quiet, leafy elegance that makes this village so sought after, Belair occupies a setting that simply cannot be replicated. When this home was first built, it would have been nothing short of spectacular — and the bones of that vision remain very much in evidence today. The accommodation is generous throughout and briefly comprises four well-proportioned reception rooms, a kitchen dining room, utility room, conservatory, and a convenient downstairs WC — everything a family could need on the ground floor. To the first floor, four bedrooms are served by a family bathroom and a separate WC, with three of the bedrooms enjoying the wonderful privilege of direct access to a balcony — a feature that, on a warm Wirral morning with views across this beautiful setting, truly takes the breath away. We would be less than honest if we didn't acknowledge that the property now requires updating throughout. After 62 years of family life within its walls, Belair is ready for a new chapter — and what a chapter that could be. In the right hands, and with the vision to match the quality of its location, this could be transformed into an outstanding family home once more. For those with a more ambitious outlook, the exceptional plot may also lend itself to a bespoke new build, subject to the necessary planning consents — an opportunity to create something truly personal on one of Wirral's most desirable streets. Caldy and West Kirby village, local schools of outstanding reputation, and excellent transport links are all within easy reach, making this not simply a purchase, but an investment in a lifestyle. We feel honoured to be entrusted with the sale of Belair, and we invite genuinely interested parties to arrange a viewing at their earliest convenience. Opportunities like this are, quite simply, once in a lifetime. Council tax band G. Freehold.

Entrance Hall

12'2" (3.71m) Max x 9'3" (2.82m)

Hallway

16'9" (5.11m) x 10'1" (3.07m)

Downstairs WC

5'2" (1.57m) x 3'2" (0.97m)

Living Room

20'6" (6.25m) x 18'5" (5.61m)

Dining Room

11'10" (3.61m) x 18'6" (5.64m)

Sitting Room

7'9" (2.36m) x 14'2" (4.32m)

Office

8'4" (2.54m) x 10'9" (3.28m)

Kitchen Dining Room

15'7" (4.75m) x 24'9" (7.54m)

Utility

5'9" (1.75m) x 9'3" (2.82m)

Conservatory

20'6" (6.25m) x 19'9" (6.02m)

Bedroom One

14'3" (4.34m) Into Wardrobe Recess x 19'2" (5.84m)

Bedroom Two

15'6" (4.72m) x 11'5" (3.48m)

Bedroom Three

7'2" (2.18m) x 18'5" (5.61m)

Bedroom Four

9'6" (2.9m) x 13'4" (4.06m)

Bathroom

8'5" (2.57m) x 10'4" (3.15m)

WC

2'10" (0.86m) x 4'1" (1.24m)

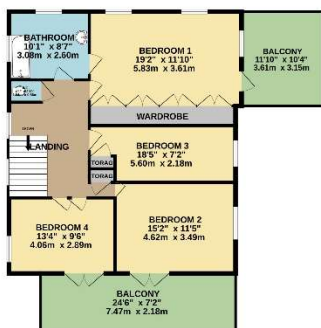




GROUND FLOOR



1ST FLOOR



*Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of date, volume, mass 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.
Drawn with Metaplan 5/2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.