



For illustration purposes only - not to scale

Mill Hey Road, Caldy, Merseyside CH48 1NH

Offers Over £2,750,000

5 Bedroom 4 Reception 5 Bathroom

****Executive 5/6 Bedroom Detached Residence - Unprecedented Luxury Specification - Estuary Views - Extended & Renovated - Sought After Caldy Location - Private Plot of Approx 1.2 Acres - Game-Room / Bar / Annex - No Chain****

Hewitt Adams is delighted to have the opportunity to showcase Heron House - this impressive DETACHED family residence located on Mill Hey Road in Caldy. Heron House is an executive home situated in one of Caldy's most exclusive areas. Positioned in a large, private plot of approximately 1.2 acres and accessed via a 100m driveway.

Boasting a square footage of just over 5,500SQFT with a family orientated floor-plan. The property has RECENTLY BEEN EXTENDED and re-modelled in the last two years, and the result is one of the most EXTRAORDINARY homes the agents have seen.

In brief the property affords: entrance vestibule, imposing DOUBLE-HEIGHT ceilinged hallway with Imperial staircase and Gallery Landing, Downstairs W.C, Lounge, Snug, Dining Room, Open Plan Kitchen & Living Area which flows into a NEW Orangery. Upstairs there are FIVE BEDROOMS, four of which boast En-Suite facilities. The Master boasts an impressive walk-in wardrobe and boasts a NEW balcony which enjoys a STUNNING ESTUARY VIEW.

A unique attribute with Heron House is the large living space above the Triple Garage. This is currently used as a state of the art GAMES-ROOM and Bar, with a separate office and bathroom.

Front Entrance

Modern composite door into:

Hall

Impressive hallway with Imperial staircase leading to first floor gallery landing, double height ceiling with chandelier, double glazed windows to side aspects, concealed / hidden store-room, panelled walls, Karndean flooring

Living Room

26'7x17'3 (8.10mx5.24m)

Generous main Lounge with media wall with TV point and feature fireplace, double glazed doors to the terrace and garden, power points, radiators

Snug

15'6x13'5 (4.72mx4.09m)

Double glazed windows to rear aspect, TV point, radiator, power points, Feature Fireplace, coved ceiling

Dining Room / Play-room

14'2x13'11 (4.32mx4.24m)

Double glazed window to front aspect, radiator, power points, coved ceiling

Kitchen

26'3x26'6 (8.00mx8.08m)

An absolutely stunning open plan Kitchen and living space, commissioned by Mayfair with a comprehensive range of wooden wall and base units, with soft-close and larder style drawers, quartz worktops, inset Belfast style sinks, quartz splash-backs. Integrated appliances include: double oven, microwave oven, steam oven, fridge, freezer, dishwasher, induction hob with extractor hood, central breakfast island with granite worktops, integral wine chiller, Karndean herringbone floor, double glazed windows to side aspect overlooking the garden, media wall with TV point and fireplace

Orangery

NEW EXTENSION part of the home. With Karndean flooring, media wall with TV point and fireplace, bi-folding doors, lantern ceiling, media wall

Utility

26'11x11'4 (8.20mx3.45m)

Also commissioned by Mayfair. Comprehensive range of wooden wall and base units, inset sink, quartz worktops, twin Worcester Bosch heating system, space and plumbing for washing machines and tumble dryer, staircase leading to the living space above the Garage, double glazed windows

Rear Corridor / Annexe Private Entrance

Leading to access to Annexe / Games-room & Bar, and access to the laundry room and W.C.

W.C

W.C, Wash basin

Laundry Room

Fantastic laundry / drying room

UPSTAIRS

Impressive Gallery Landing overlooking the entrance hall, radiator, power points, loft access, double glazed window to front aspect

Master Bedroom

17'8x15'5 (5.38mx4.70m)

Double glazed windows to front and rear aspect, radiator, power points, coved ceiling, balcony doors out to the balcony with an exceptional view of the Dee Estuary and Wales.

The view can be enjoyed from inside the room

Dressing Room

13'6x7'1 (4.11mx2.16m)

Floor to ceiling range of fitted wardrobes, power points

En-Suite

13'6x8'1 (4.11mx2.46m)

Comprising shower, low level W.C, his & hers wash basins, fully tiled

Bedroom 2

14'7x10'1 (4.45mx3.07m)

Double glazed window to front aspect, radiator, integral wardrobes, power points, coved ceiling, door into:

Ensuite Wet-Room

9'8x5'2 (2.95mx1.57m)

Recently installed luxury Wet-Room with shower, low level W.C, wash hand basin vanity unit, fully tiled walls and floor, double glazed window to front aspect, towel rail

Bedroom 3

14'8x12'2 (4.47mx3.71m)

Double glazed window, radiator, power points, integral wardrobes, TV point, coved ceiling, door into:

En-Suite Wet-Room

12'5x5'7 (3.78mx1.70m)

Recently installed luxury Wet-Room with shower, low level W.C, wash hand basin vanity unit, fully tiled walls and floor, double glazed window to front aspect, towel rail

Bedroom 4

12'6x9'11 (3.81mx3.02m)

Double glazed window, radiator, power points, integral wardrobes, coved ceiling, door into:

En-suite

10'1x5'4 (3.07mx1.63m)

Corner bath with shower above, low level W.C, wash hand basin vanity unit, bidet, tiled floor, part tiled walls

Bedroom 5

17'8x10'9 (5.38mx3.28m)

Double glazed window to side and rear aspect, integral wardrobes, radiator, power points, coved ceiling

Games Room & Bar & Office

25'10x20'11 (7.87mx6.38m)

This is a fantastic space above the Garage which technically classes as an Annexe and means a purchaser can benefit from certain stamp duty benefits*

The space is currently used as a state of the art home bar and games room, with a separate home-office and a bathroom-suite.

**HOWEVER, due to the independent access from downstairs this could readily be used as a separate living quarters / annexe.

Bathroom

12'8x8'3 (with restricted height space) (3.86mx2.51m (with restricted height space))

Comprising bath with shower above, low level W.C, wash hand basin

Garage / Gymnasium

27'00x20'7 (8.23mx6.27m)

Double car garage which is currently used as a home Gymnasium

With electric up & over doors

EXTERNALLY

The property sits in an impressive private plot of approximately 1.2 acres and is accessed through electric private gates leading to a long meandering driveway that spills into a generous central forecourt complete with water feature.

With generous lawned gardens to the side and rear of this fantastic family home. The garden has been carefully landscaped and developed by the family over a number of years.

With a large raised terrace and bbq area, sunken hot-tub area and expansive lawned grounds.

This SOUTH FACING garden faces in the direction of the Dee Estuary and benefits from a tremendous amount of sunlight. An ideal garden for families with children and pets.

Estuary views are enjoyed from the garden itself!

Additional Information / Selling Features

- *Electric Gates with intercom system
- *External Lighting in garden & up the driveway
- *Water feature
- *Sunken Hot-tub in patio area
- *Villeroy & Boch bathrooms
- *Kitchen by Mayfair
- *CCTV system

