

CLAYTON

• HIGH ABOVE THE DEE ESTUARY
A HOUSE OF GLASS AND LIGHT •

CALDY

CLAYTON



KINGS DRIVE, CALDY



The house stands high in the village of Caldy, turned to the south and the water. Below, the estuary graces miles of sand as the light shifts with the tide — silver in the morning and later gold as the Welsh hills darken.

9,150 sq feet

One acre plot

South facing

Completed 2021

Six bedrooms

Seven bathrooms

Triple garage

Whole house ventilation system

Control 4 smart house system



LIGHT



Light is the first material here,
falling through the glazed atrium,
moving through walls of glass.

ASPECT

The house turns to the south,
the terrace takes in the long view,
and the estuary beyond,
where the tide graces the beach.





THE GLASS SLIDES AWAY.
THE VIEW STEPS CLOSER.

HEIGHT



The house reaches upward,
a four-storey atrium,
a stair turning through the light,
and a double-height living room
open to a galley above.

PRIVACY

From the road, the house gives little away,
sitting back behind mature trees,
keeping its long views and gardens
for those inside.



DEPTH



The view arrives in layers,
rooms onto terrace, onto garden,
onto the estuary, onto the Welsh hills,
carrying the eye further with each one.



TREES DRAW CLOSE.
LAND FALLS AWAY.

C A L M

For all its scale, the house is quiet.
Oak, glass and pale brick,
handled with restraint.
Nothing raised, nothing for show.
Materials left to speak for themselves.





WHERE EVERYONE GATHERS.
THE HEART OF THE HOUSE.

COMPLETENESS

Everything considered,
nothing for show,
a house to be lived in.



DETACHED NEW-BUILD HOUSE

COMPLETED 2021

9,150 SQ FT OF LIVING SPACE

ARRANGED OVER FOUR FLOORS

AN ACRE OF LANDSCAPED,
SOUTH-FACING GROUNDS

FOUR-STOREY GLAZED ENTRANCE ATRIUM
WITH BESPOKE OAK-AND-STEEL STAIRCASE

OPEN-PLAN KITCHEN/DINING WITH TERRACE
OVERLOOKING THE GARDENS AND BEYOND

DOUBLE-HEIGHT LIVING ROOM

PRINCIPAL BEDROOM WITH EN SUITE
AND TOP-FLOOR DRESSING ROOM

OFFICE WITH TERRACE ONTO GARDENS

GYM

TRIPLE GARAGE

CONTROL 4 SMART-HOME SYSTEM
(LIGHTING, UNDERFLOOR HEATING,
ELECTRIC BLINDS, WHOLE-HOUSE AUDIO,
CCTV, INTRUDER ALARM AND SMOKE
DETECTION)

IMIST FIRE-SUPPRESSION SYSTEM

WHOLE HOUSE VENTILATION SYSTEM

EPC RATING B

10 YEAR STRUCTURAL WARRANTY

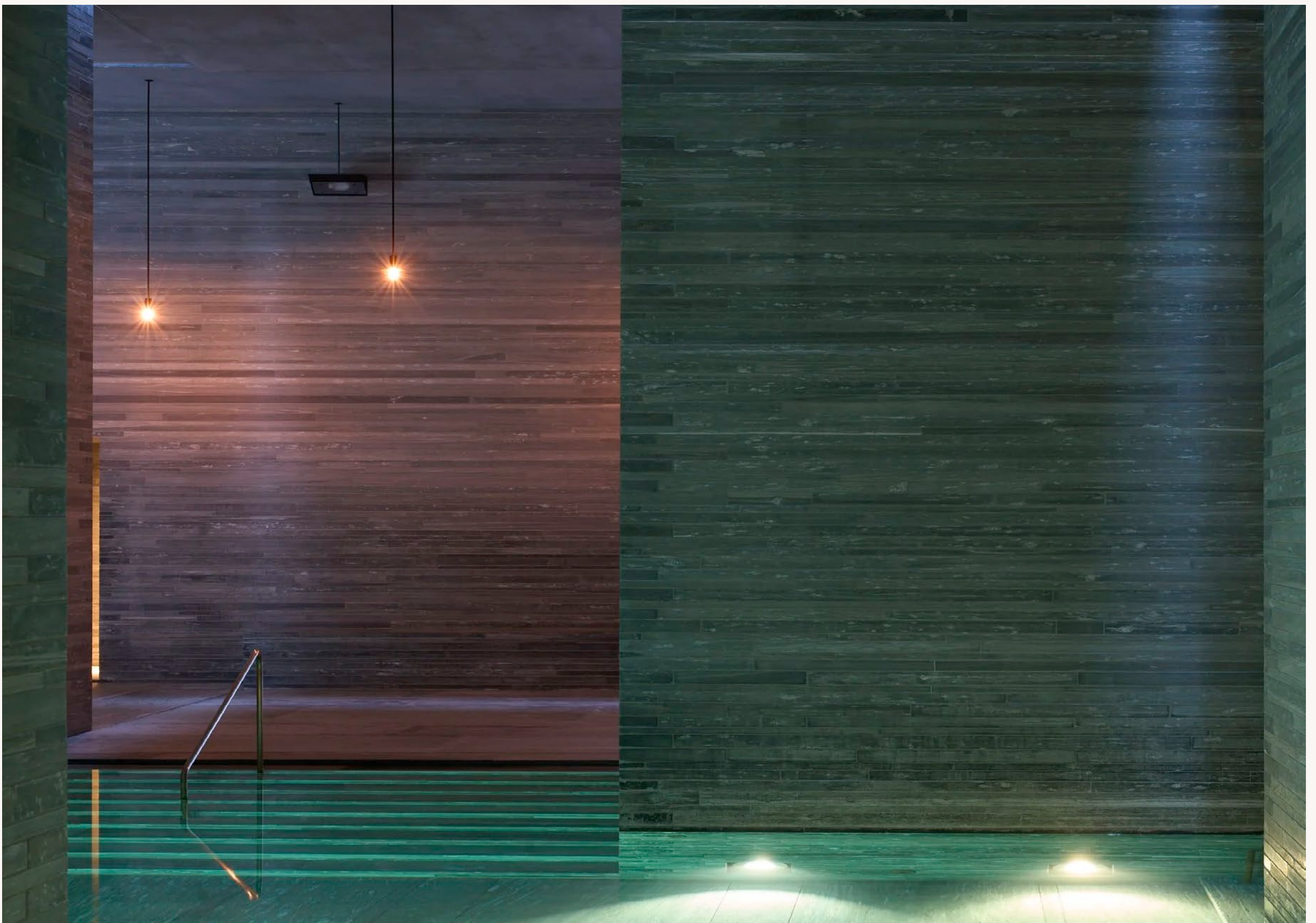


A HOUSE THAT LIVES
BY THE LIGHT

POTENTIAL

There is an adjacent plot of 0.6 acres with planning permission for a 4,000 sq ft detached house available separately.

Planning permission is currently in progress for an integral pool house within Clayton.



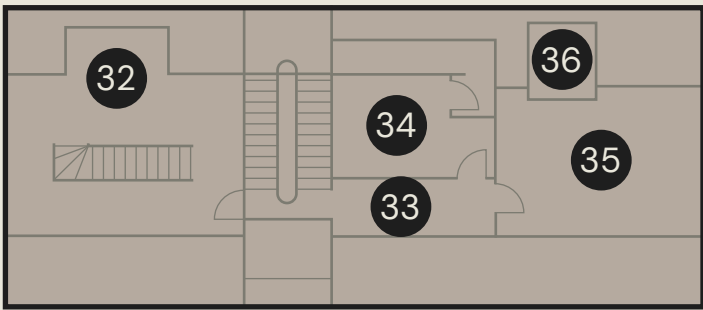
Precedent image

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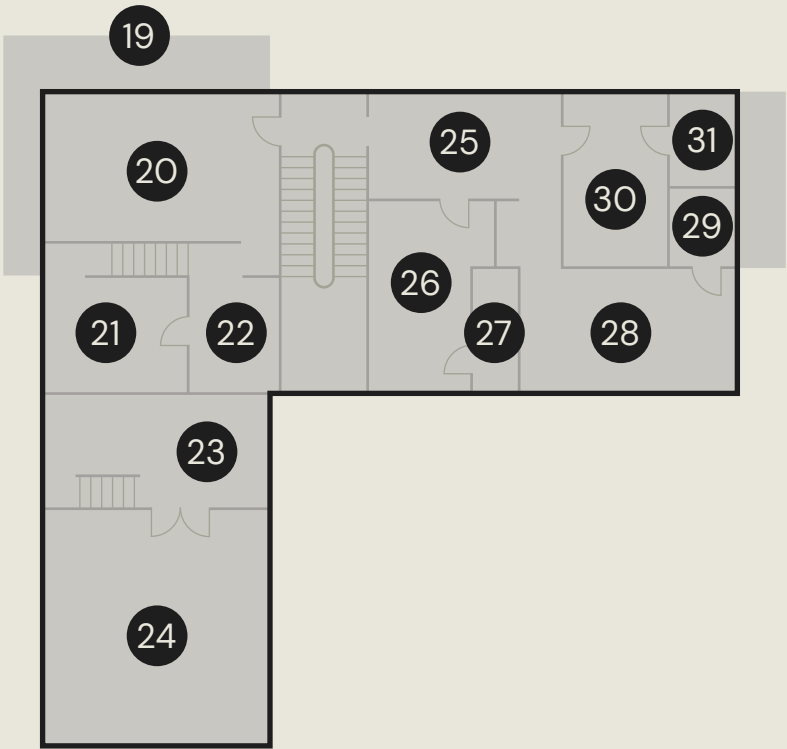
Dee Estuary



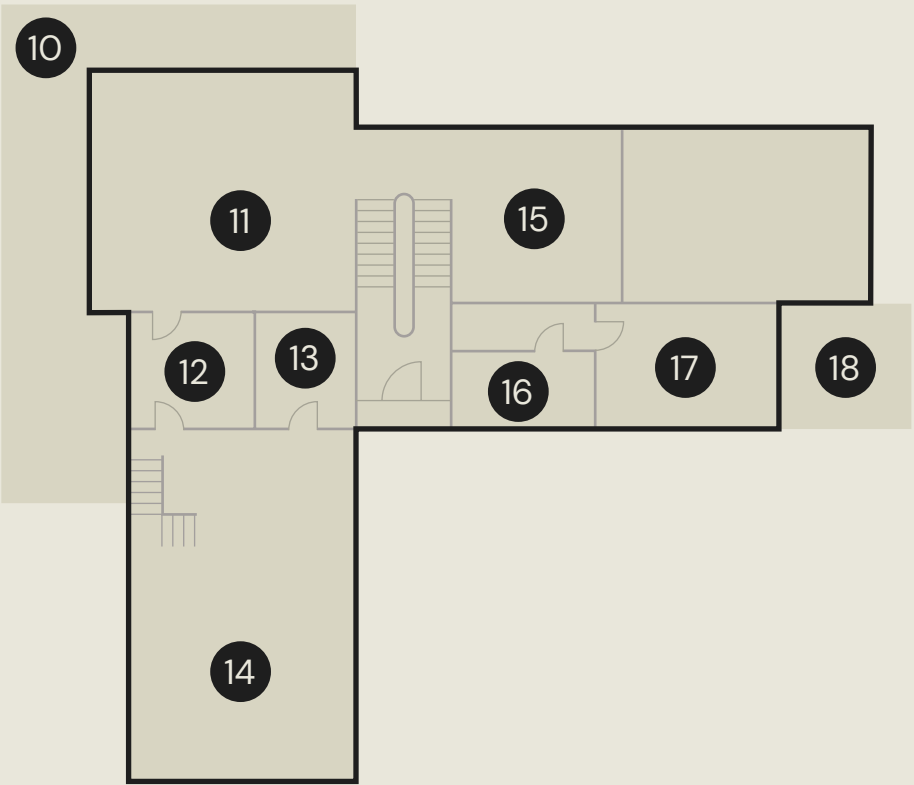
SECOND



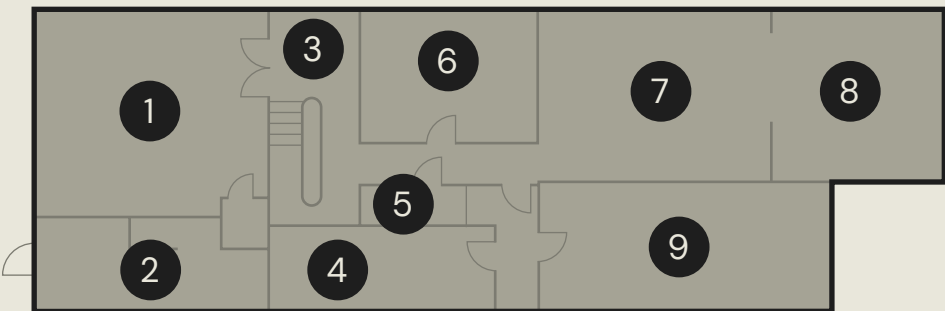
FIRST



GROUND



LOWER GROUND



Key

1	OFFICE	19	BALCONY
2	PLANT ROOM	20	MASTER BEDROOM
3	HALLWAY	21	MASTER EN SUITE
4	CONTROL ROOM	22	DRESSING AREA
5	WC	23	LANDING
6	GYM	24	STORAGE ROOM
7	LIVING ROOM	25	GALLERY
8	GARDEN ROOM	26	BEDROOM 2
9	HOBBY ROOM	27	EN SUITE 2
10	TERRACE	28	BEDROOM 3
11	KITCHEN/DINING	29	EN SUITE 3
12	UTILITY ROOM	30	BEDROOM 4
13	BOOT ROOM	31	EN SUITE 4
14	TRIPLE GARAGE	32	DRESSING ROOM
15	MEZZANINE LOUNGE	33	LANDING
16	BATHROOM	34	BATHROOM
17	SITTING ROOM/ BEDROOM	35	BEDROOM 5
18	TERRACE	36	BALCONY

LOCATION

Caldy sits where the Wirral meets the Dee, a village formed by pine and sandstone wrapped in mature woodland and looking south westerly across the water to Wales.

The coast, the dunes and the links at Hoylake and Caldy are all close at hand. West Kirby and Hoylake put a direct rail line into Liverpool, whilst the city and Chester are easily reached by the M53.



THE CITIES ARE CLOSE.
THE COAST IS CLOSER.

TO VIEW



JACKSON - STOPS

01244 328361

chester@jackson-stops.co.uk

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