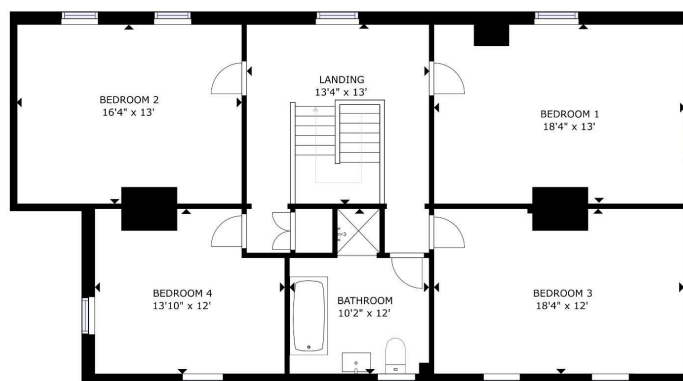


GROSS INTERNAL AREA  
FLOOR 1: 1101 sq ft, FLOOR 2: 1174 sq ft  
TOTAL: 2275 sq ft

Matterport



GROSS INTERNAL AREA  
FLOOR 3: 1393 sq ft, FLOOR 2: 1174 sq ft  
TOTAL: 2567 sq ft

Matterport



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**Whitefield Cottage Ridley Wood**  
Wrexham,  
LL13 9US

**Price**  
**£795,000**

\* EQUESTRIAN FACILITIES WITH MANEGE, SEVEN STABLES AND APPROXIMATELY 6.27 ACRES. A spacious and well appointed four bedroom detached family house with excellent equestrian facilities, a modern steel framed barn and surrounding grazing land, the whole extending to approximately 6.27 acres. Occupying a pleasant rural, yet easily accessible location, in between Wrexham and Chester with views over the surrounding countryside and with good access to the road network. Enjoying considerable privacy, the property is approached via a gated entrance to a large courtyard with ample parking for several vehicles and useful range of outbuildings to include seven stables, tack room, double garage, and recently built steel framed barn measuring 44'4" x 25'4". Informal lawned gardens extend to the front of the property and there is a covered oak framed patio to the side of the house. The adjoining land is divided into two fields and the manege has been recently refurbished with new fencing and gates. The house provides well presented accommodation having benefitted from a scheme of modernisation and in briefly comprises: reception hall, two reception rooms both with multi-fuel stoves, impressive open-plan dining kitchen and family room with a comprehensive range of units and bi fold doors leading to an oak framed patio area, utility room, cloakroom/ WC, galleried landing, four large double bedrooms and a well appointed family bathroom with four piece suite. bath and separate shower. Gas LPG heating and has double glazed windows.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.





**LOCATION**



Wrexham is a major centre of commerce and industry, and was awarded city status in September 2002, becoming the seventh city in Wales. The city offers a comprehensive range shopping and amenities and the A483 is within easy reach, facilitating easy travel to the main road and motorway networks. The Cathedral City of Chester provides a more comprehensive range of facilities including shopping, state and private schools, trains and coach services and a wide range of hotels and restaurants.

Wrexham 5 miles, Chester 12 miles, Whitchurch 16 miles, Oswestry 21 miles, Crewe 23 miles, Liverpool 37 miles and Manchester 55 miles. Approximate distances.

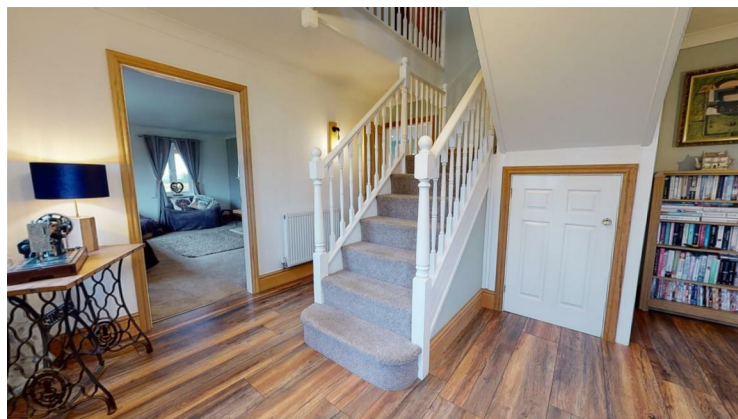
The detailed accommodation comprises:

**CANOPY PORCH**

Oak framed canopy porch with outside light and modern double glazed composite door to: the Reception Hall.

**RECEPTION HALL**

4.06m x 3.99m (13'4" x 13'1")



Central white spindled staircase to the first floor, two double glazed windows,, coved ceiling, double radiator, two wall light points and wide plank effect laminate flooring. Under stairs storage cupboard and oak panelled interior to ground floor rooms.

**LIVING ROOM**

5.59m x 3.99m (18'4" x 13'1")



Double glazed windows to the front and side aspects overlooking the gardens. Composite stone fireplace and hearth housing a cast-iron multi-fuel stove. Coved ceiling, three wall light points, double radiator, TV aerial point and continuation of the laminate flooring from the hall.



**SITTING ROOM**

4.98m x 3.99m (16'4" x 13'1")



Two double glazed windows overlooking the front, double radiator, coved ceiling, laminated flooring, telephone point and feature composite stone fireplace and hearth with a cast-iron multi-fuel stove.



**DIRECTIONS FROM CHESTER**

From the centre of Chester proceed out over the Grosvenor Bridge to the Overleigh roundabout and take the second exit along the Wrexham Road passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across on to a small stretch of dual carriageway and at the roundabout take the second exit onto the A483. Follow the A483 for several miles and take the second exit, signposted Acton, Borrass and Nantwich (A534). At the roundabout take the second exit, signposted Holt and Nantwich (A534). Proceed straight across at the next roundabout and at the following roundabout take the second exit towards Llan-y-Pwll. At the next roundabout, proceed straight across taking the third exit and at the next roundabout take the first exit into Bryn Lane. Continue along Bryn Lane past the Bryn Business Centre and take the next turning left signposted Ridley Wood. The property will then be found after approximately a third of a mile on the right hand side.

**DIRECTIONS FROM MOLD**

From Mold take the A541 to Wrexham, and on reaching the outskirts of Wrexham take the A483 dual carriageway for Chester. Take the exit for Gresford & Nantwich and then leave the roundabout at the 5th exit, following the signs for Nantwich & Holt (A534). Proceed straight across at the next roundabout and at the following roundabout take the second exit towards Llan-y-Pwll. At the next roundabout, proceed straight across taking

the third exit and at the next roundabout take the first exit into Bryn Lane. Continue along Bryn Lane past the Bryn Business Centre and take the next turning left signposted Ridley Wood. The property will then be found after approximately a third of a mile on the right hand side.

**AGENT'S NOTES**

- \* Council Tax Band G - Wrexham County Borough Council.
- \* The property has CCTV cameras with remote access.
- \* Tenure is believed to be freehold.
- \* Services: we understand mains water and electricity are connected.
- \* Private separate tank drainage.
- \* Gas LPG central heating with underground tank.
- \* Please note all dimensions and floor plans are approximate and should be used for guidance only.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**VIEWINGS**

By arrangement with the Agent's Mold Office 01352 751515.

DCW



- Stable No 1 - 11'8" x 11'6"
- Stable No 2 - 11'8" x 11'5"
- Stable No 3 - 15'7" x 11'7"
- Stable No 4 - 11'9" x 11'7"
- Stable No 5 - 11'7" x 11'6"
- Stable No 6 - 11'7" x 11'6"
- Stable No 7 - 11'9" x 11'6"

**MODERN STEEL FRAMED BARN**



A substantial steel framed building built in 2019 with part brick/steel profiled elevations. Two roller doors, side door, power and light, tap and gas point available. Providing potential for various uses, subject to any necessary planning consent being obtained.

**GARDENS**



To the front of the property is a large informal lawned garden with a selection of established trees. To the side of the property there is a large terrace enjoying views over the garden, manege and paddocks.

**OAK FRAMED COVERED PATIO**



A superb oak framed and slated covered area adjoins the side of the house with bi fold doors from the family room. Providing an ideal dining/entertaining area with views over the manege and land. Outside lights.

**MANEGE**



A recently refurbished rubber manege with new fencing and gates.

**LAND**

Ideal grazing land for horses extending around the property. The land is divided into two fields and has gated access onto the main road. A field shelter is located in the front field.

**DINING KITCHEN/FAMILY ROOM**

13.26m x 3.66m max overall (43'6" x 12' max overall)



A large open-plan room incorporating Dining Kitchen and Family Room with travertine flooring throughout and bi fold doors leading out to an oak framed seating area.

**FAMILY ROOM**



Chimney breast with stone hearth housing a multi-fuel cast-iron stove, recessed ceiling spotlights, TV aerial point, two double glazed windows overlooking the courtyard and bi-folding doors leading out on to covered terrace.



**DINING KITCHEN**



Fitted with a comprehensive range of white fronted units with solid oak wood work tops and breakfast bar. Incorporating pull-out basket drawers, spice drawers, two chopping boards and trays, wine rack and pop-up electric sockets. Chimney breast with recess housing a Rangemaster dual fuel range cooker with 5 gas LPG burners and twin electric ovens and grill beneath. Inset one and half bowl stainless steel sink unit with mixer tap. Integrated four-ring ceramic induction hob, dishwasher and fridge freezer and further range of Neff appliances to include steamer, microwave and coffee machine. Three double glazed windows overlooking the courtyard, recessed spotlights, travertine tiled floor which continues through into the Family Room. Opening to Rear Hall.





**UTILITY**

1.98m x 3.33m (6'6" x 10'11")

Double glazed window, worktop with plumbing for washing machine, travertine tiled floor, contemporary radiator and oak panelled exterior door.

**CLOAKROOM/WC**

1.91 x 0.99 (6'3" x 3'3")

Low level dual-flush WC and contemporary wash hand basin with mixer tap and storage cupboard beneath, Travertine tiled floor, electric meter cupboard, extractor, chrome ladder-style towel radiator and double glazed window with frosted glass.

**REAR PORCH**

Oak framed porch with outside light and decorative tiled floor.

**GALLERY LANDING**



A spacious galleried landing with spindled balustrade, double glazed window overlooking the front garden, radiator and built-in cupboard housing gas LPG boiler.

**BEDROOM ONE**

5.59m x 3.96m (18'4" x 13')



Two double glazed windows one with shutter and one with blind, double radiator

**BEDROOM TWO**

4.98m x 3.96m (16'4" x 13')



Three double windows overlooking the front and side, double radiator.

**BEDROOM THREE**

5.59m x 3.66m (18'4" x 12')



Two double glazed windows overlooking the rear and double radiator and single radiator.

**BEDROOM FOUR**

4.22m x 3.66m (13'10" x 12')

Two double glazed windows and double radiator .

**FAMILY BATHROOM**

3.10m x 3.66m (10'2" x 12')



A spacious and well appointed bathroom with contemporary suite comprising: double ended bath with central cascade mixer tap; shower enclosure with overhead shower, extendable shower attachment and glazed door; wall mounted wash hand basin with storage beneath; and low level dual-flush WC. Travertine tiled walls and floor, tall chrome ladder-style tower radiator, double glazed window, wall cupboard with illuminated mirror with shaver point and access to loft space.



**OUTSIDE**



The property is approached via a walled splay entrance with double / remote control gates leading to a large courtyard to the rear of the property. Providing ample parking for several vehicles as well access to the stables, double garage and the modern steel framed commercial building/barn. There are outside taps, lights and external power points in the courtyard as well as access to the fields.

**STABLES/TACK ROOM AND DOUBLE GARAGE**



A large L-shaped timber framed range by Browns Buildings of Wem comprising: double garage, tack room and seven stables with a covered walk-way and exterior lighting. Comprising:

**DOUBLE GARAGE**

5.94 x 4.72 (19'6" x 15'6")

With twin double opening doors, fluorescent strip light, power, two windows and side personal door.

**TACK ROOM**

3.51 x 2.29 (11'6" x 7'6")

With power and fluorescent strip light.

**SEVEN STABLES**

Seven stables, all with fluorescent strip light. Comprising: