



'BARN 4' RIDLEY GREEN FARM | RIDLEY | TARPORLEY | CHESHIRE | CW6 9RZ | OIRO £650,000



# Barn 4 Ridley Green Farm, Ridley, Cheshire, CW6 9RZ

## **IN EXCESS OF 2300 SQ FT OF SENSATIONAL ACCOMMODATION**

Set within a wonderful large plot with open views to the side and rear the peaceful setting of the property belies its convenient location.

The accommodation opens with an entrance hall which in turn leads into the ground floor rooms. The kitchen family room is situated to the rear with views over the garden and the living room and sitting room provide two alternative seating spaces. The ground floor accommodation is concluded with the utility room. At first floor level the accommodation continues to impress with two large bedrooms positioned at either end of the property each with their own independent en-suite bathrooms.

Two further bedrooms with limited head height are serviced by the family bathroom. Externally there is ample parking to the front of the property with additional parking to the front of the garage. To the rear is a large L-shaped garden wrapping around the property benefitting from its corner position where the views can be enjoyed over the garden to open fields.

## **AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed out of Nantwich along Welsh Row proceeding to the hamlet of Acton. Turn left by the historic church into Monks Lane & continue following the A534 Wrexham Road, through Burland & Faddiley. Upon reaching the junction with the A49, the beautiful enclave of high specification properties will be observed well set back on the right hand side.

#### LOCATION

Ridley, Bulkeley and the nearby villages of Bickerton and Peckforton are renowned for their natural beauty and proximity to the Sandstone Trail and surrounding countryside

Ridley provides a convenient and central base for the business traveller, in addition to the extensive road links leading to the M56, M6, A49 and A51 there is a railway station at Nantwich and also Crewe that can be found within 20 minutes with an excellent direct service to London. In addition there are railway stations at Chester and Wrenbury. Manchester and Liverpool International Airports can both be accessed within 40 minutes' to one hour's drive.

Ridley is the centre point of a triangle of Nantwich, Tarporley and Malpas, three highly attractive areas renowned for individual retail outlets and an immense character and charm. Nearby Bunbury has a primary school, Post Office and doctors surgery. Tarporley is one of the most highly regarded villages in Cheshire that boasts a bustling High Street with a diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants, public houses and also has the benefit of a Doctors Surgery and several Churches. Nantwich compliments this with additional boutiques, high street shops.

The extensive amenities of Chester City Centre can be accessed within 16 miles. Chester is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales.

The area as a whole is ideal for those who enjoy rural living with walks in Bulkeley Hill Wood, Bickerton Hills and the Sandstone Trail all readily accessible. A pleasant walk across the fields brings you to the renown local pub The Pheasant Inn in Burwardsley. The National Trust have recently taken over the management and ownership of many of these walkways thereby providing future protection as to the use of the land.

In terms of Pubs and Restaurants, the Bickerton Poacher, Cholmondeley Arms, Pheasant at Burwardsley and the Dysart Arms are all within a short travelling distance.

Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports. The leisure opportunities are also excellent. Portal Golf Club and Carden Park Hotel and Spa both have championship golf courses and a range of other facilities. There are also numerous walks in the area and polo at the Cheshire Polo Ground. Ridley is only 14 miles from Crewe where there is a regular rail service to London Euston (approximately 1 1/2 hours).



#### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### 'L SHAPED ENTRANCE HALL (19'3" x 18'6" max)

Front aspect timber glass panelled door. Door to WC. Stairs rising to first floor. Double doors to breakfast kitchen. Door to understairs store. Double doors to living room. Door to utility. Period style radiator.





**CLOAKROOM (4'3" x 7'2")**

Front aspect timber framed double glazed window. Low level WC. Ladder style radiator. Wall mounted wash hand basin with mixer tap. Tiled floor. Tiled walls. Recessed spotlights to ceiling.

**UTILITY ROOM (10'3" x 5'10")**

Front aspect timber framed double glazed window. Range of wall and floor mounted units with granite preparation surface. Stainless steel single drainer sink unit with mixer tap and grooves and splashback. Space for washing machine and dryer. Single panel radiator. Tiled floor.



**LIVING ROOM (18'6" x 17'1")**

Side aspect timber framed double glazed double doors with windows to either side leading out onto the patio. Side aspect timber framed double glazed window. Recessed spotlights to ceiling. Solid oak flooring. Double glass panelled doors leading to the sitting room. Two period style radiators. Clearview log burning stove.





#### KITCHEN BREAKFAST ROOM (22'10" x 13'7")

Rear aspect timber framed glass panelled door. Rear aspect timber framed window. Tom Howley bespoke kitchen comprising a range of wall and floor mounted units with a granite preparation surface and matching upstands. Belfast sink with draining grooves and mixer tap. Integrated wine cooler. Central island unit. Integrated dishwasher, fridge freezer and microwave. Space for Range style hob with fittings around. Period style radiator. Limestone flooring. Clearview wood burning stove with side flue.



#### FAMILY ROOM (11'7" x 10'11")

One rear aspect timber framed double glazed window. Rear aspect timber framed double glazed double doors. Vaulted ceiling. Two wall mounted light fittings. Two ceiling mounted light fittings. Exposed timbers and framed opening to kitchen. Modern style radiator.









**SITTING ROOM (12'8" x 11'9")**

Rear aspect timber framed double glazed double doors. Side aspect timber framed double glazed windows. Double panel radiator. Three wall mounted light fittings. Two ceiling mounted light fittings. Solid oak flooring.

**FIRST FLOOR:-**

**LANDING (11'10" x 9'4")**

With doors to bedrooms one, two, three & four as well as the family bathroom and airing cupboard.



**LUXURIOUS FAMILY BATHROOM**

Fully tiled floor. Fully tiled walls. Velux skylight. Freestanding clawfoot bath with mixer tap and shower fitting. Period style radiator and tiled wall. Low level WC with concealed cistern. Wash hand basin set onto stand with mixer tap. Wall mounted light fitting. Ceiling mounted light fitting. Extractor fan.





#### MASTER BEDROOM ONE (17'3" x 16'6")

Side aspect timber framed double glazed window. Vaulted ceiling. Exposed timbers. Three ceiling mounted light fittings. Skylight. Dressing area. Solid oak flooring. Door to ensuite shower room.

#### LUXURIOUS ENSUITE SHOWER ROOM (9'8" x 6'3")

With two skylights. Fully tiled shower enclosure. Period radiator/towel warmer. Wall mounted wash hand basin with mixer tap. Wall mounted WC. Ceiling mounted light fittings. Fully tiled floor. Fully tiled walls.





**BEDROOM TWO (177" x 10'0")**

Two velux skylights. Exposed timbers to ceiling. Ceiling mounted light fitting. Door to ensuite shower room. Double panel radiator. Solid oak flooring.



**LUXURIOUS ENSUITE SHOWER ROOM (10'1" x 6'11")**

Low level WC. Wall mounted wash hand basin with mixer tap. Fully tiled floor. Fully tiled walls. Shower enclosure with shower screen and drencher head. Three wall mounted light fittings and extractor fan.





**BEDROOM THREE (11'8" x 7'0")**

Velux skylight. Exposed timbers to ceiling. Ceiling mounted light fitting. Double panel radiator. Restricted head height. Solid oak flooring.

**BEDROOM FOUR (11'10" x 6'1")**

Velux skylight. Double panel radiator. Fitted wardrobe. Exposed timbers to ceiling. Two wall mounted light fittings. Restricted head height. Solid oak flooring.



**EXTERIOR**

The property sits within a substantial corner plot with large amount of garden positioned to the side and rear with post and rail fencing denoting boundaries with the additional benefit of a separate five bar gate access to the side. Flanking the entirety of the property is an attractive stone raised patio with excellent and far reaching views to be enjoyed over adjoining countryside.

**EPC RATING: D**

**COUNCIL TAX BAND: F**



#### SERVICES

All mains water and electricity are connected.  
Private Drainage system. LPG central heating.  
NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410  
E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

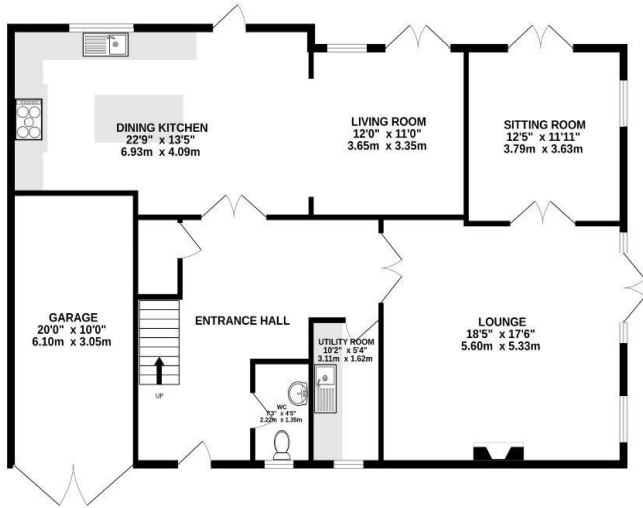
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.

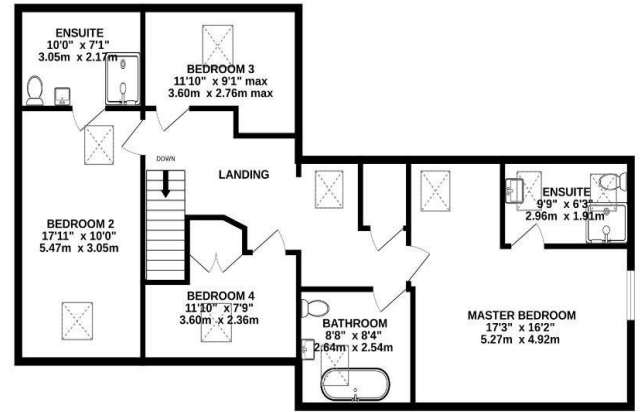




GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA: 2369 sq.ft. (220.1 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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