



Lower Ridge, Batherton Lane, Batherton CW5 7QH

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An outstanding superior five bedroom barn conversion of the very highest calibre in an idyllic tranquil and select rural location affording stunning far reaching views over Cheshire countryside on the periphery of Nantwich providing 3440 sqft of exceptional accommodation of significant design and style incorporating superb contemporary features and retaining much intrinsic character. With a delightful approach, large driveway, double garaging and extensive landscaped plot and gardens to 0.36 of an acre with stunning tile paved entertaining terrace. Viewing highly recommended.

- A magnificent five bedroom barn conversion of the very highest calibre
- Standing in a stunning tranquil and select elevated position a mile south of Nantwich
- Enjoying exceptional west facing views over rolling Cheshire countryside
- Providing impeccably designed and appointed accommodation to 3440 sqft
- Incorporating outstanding contemporary features, fixture and fittings and retaining much original character
- Of immense quality and appeal with galleried balcony, underfloor heating to two floors, oak doors throughout
- Air source heat system, vaulted open plan lounge with gallery and two storey glazed elevation
- Master bedroom suite with luxurious en-suite bathroom and dressing room
- Living room, sitting room, laundry room, study, cloakroom and outstanding living family dining kitchen
- Viewing highly recommended

Agents Remarks

Lower Ridge is an outstanding barn conversion of exceptional quality, style and design and was recently converted by renowned local developers and builder to provide stunning living space and maximising the breathtaking West facing views as far as the Welsh hills. The property stands amongst a handful of select period properties



in an idyllic and exclusive location off a long tree-lined country lane to the South of Nantwich.

Property Details

The property is approached via a delightful rural tree-lined lane which leads to the development of just three stunning barns and the original principal farmhouse through a pillared entrance way that leads to the driveway. The drive continues to garages that stand to the front of the property and to the side for delivery and maintenance purposes. A high quality aluminium composite door stands to the front and allows access to:

Glorious Reception Hall 30' 0" x 11' 9" (9.15m x 3.57m)

A stunning spacious entrance to the property with a delightful oak and glazed staircase with quarter landing ascending to vaulted first floor galleried landing, porcelain tiled flooring, recessed ceiling lighting, double glazed windows to front elevation and delightful aspects via oak glazed double doors to:

Open Plan Living Family Dining Kitchen 31' 10" x 19' 2" (9.71m x 5.85m)

An exception room of immense style with outstanding vistas over glorious open countryside towards the Welsh Hills and extensive paved patio terrace via a full two storey glazed elevation incorporating three panel bi-folding doors, porcelain tiled flooring, a stunning range of handmade shaker style "Bakers Cabinets" units comprising cupboards and drawers, attractive quartz working surfaces, twin built-in electric ovens, hob with a recessed chimney extractor over, pantry cupboard, underslung twin bowl sink with boiling tap, integrated dishwasher, integrated fridge and freezer, large quartz topped central dining island incorporating cupboards, drawers and wine cooler beneath, double glazed window to front and rear elevations, recessed ceiling lighting and a door leads to:

Utility/Laundry/Boot Room 19' 3" x 5' 10" (5.88m x 1.77m)

Superbly appointed with excellent storage facilities, porcelain tiled flooring, underslung single sink with shower mixer tap, plumbing for washing machine, double glazed window to front and rear elevations, tall cupboard incorporating pressurized cylinder system, door to outside and recessed ceiling lighting.

From the Reception Hall a door leads to:

Cloakroom 11' 0" x 7' 6" (3.36m x 2.28m)

With porcelain tiled flooring and a full height double glazed door to rear elevation affording outstanding views.

From the Reception Hall a door leads to:



Sitting/Games Room 14' 10" x 10' 2" (4.53m x 3.11m)

With a double glazed window to rear elevation.

From the Reception Hall a door leads to:

Living Room 19' 3" x 16' 5" (5.86m x 5.01m)

A delightful stylish reception room with a double glazed window to courtyard elevation, full height double glazed door to rear gardens, television niche and contemporary feature electric fire.

From the Reception Hall a door leads to:

Contemporary WC 6' 6" x 5' 2" (1.97m x 1.57m)

With a feature wash basin upon vanity unit incorporating drawer, fitted mirror, WC, porcelain tiled flooring and extractor.

First Floor Galleried Landing 31' 8" x 12' 0" (9.66m x 3.65m)

The landing gives a real sense of the barn's original integrity, space and style with exceptional original exposed Cheshire brick arched feature walling, exposed King truss, beams, galleried area benefiting from semi-exposed King truss, high vaulted ceiling incorporating exposed purlins, glorious aspects over countryside, double doors to large linen store incorporating shelving and a door leads to:

Bedroom Five 12' 10" x 7' 5" (3.90m x 2.25m)

With double glazed window to west elevation.

Master Bedroom 19' 11" x 13' 8" (6.07m x 4.16m)

A stunning spacious room with double glazed window to gable elevation, double glazed window to west elevation, exposed arched Cheshire brick walling, exposed King truss and a door leads to:

Large Contemporary En-Suite Bathroom 19' 6" x 5' 9" (5.95m x 1.75m)

Delightfully appointed with a freestanding double ended roll top Laura Ashley bath, large vanity unit incorporating twin basins with drawers beneath, WC, large walk-in shower enclosure, tiled walls, tiled flooring, exposed ceiling beams, vaulted ceiling incorporating Velux window, exposed Cheshire brick feature wall, recessed ceiling lighting and wall mounted radiator and wall mounted television.

From the Bedroom a door leads to:

En-Suite Dressing Room 9' 3" x 5' 7" (2.82m x 1.71m)

With railing and shelving.

Bedroom Four 11' 2" x 9' 4" (3.41m x 2.85m)

With a double glazed window overlooking the courtyard.



Bedroom Three 16' 1" x 14' 7" (4.89m x 4.45m)

With exposed King truss and purlin, vaulted ceiling, double glazed window to west elevation and a door leads to:

En-Suite Shower Room 7' 10" x 3' 11" (2.40m x 1.20m)

With a wide walk-in shower cubicle, WC, vanity wash basin incorporating drawers beneath, tiled walls, tiled flooring, recessed ceiling lighting, wall mounted radiator and exposed wall beam.

Bedroom Two 16' 8" x 11' 8" (5.09m x 3.55m)

With semi-exposed King truss, mezzanine loft storage incorporating retractable ladder, double glazed window to west elevation.

Family Bathroom 12' 0" x 7' 7" (3.67m x 2.31m)

Superbly appointed with large walk-in shower enclosure, double ended bath with wall mounted shower tap, WC, vanity wash basin incorporating cupboards beneath, vaulted ceiling with purlins and beams, wall mounted radiator, recessed ceiling lighting, tiled flooring and part tiled walls.

Externally

Lower Ridge is such one of three stunning, spacious barn conversions standing in a very select and tranquil historic situation just off Audlem Road and only a mile from historic Nantwich town centre. The barn provides simply breathtaking west facing views from an elevated position over delightful Cheshire countryside and to the distant hills. The gardens are principally lawned within neat hedging and incorporate an outstanding full width tiled sun and entertaining terrace bordered by low walling. A service track runs from the side of the property to the rear for ease of access to the garden. Double garaging stands upon the courtyard and an additional parking space adjoins the garage.

Tenure

Freehold

Services

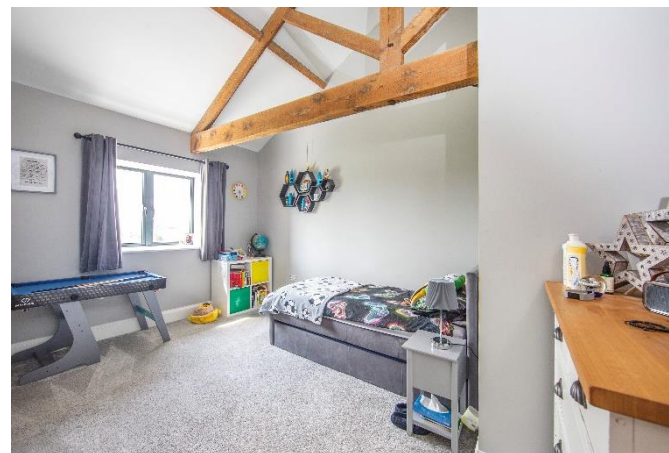
Air source heat pump, underfloor heating to both floors, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Wellington Road past Brine Leas School and follow the road round to the right through the traffic lights. Continue along Audlem Road and on the bend, turn along Batherton Lane and continue until the end of the lane and over a private shared driveway where Lower Ridge is situated.



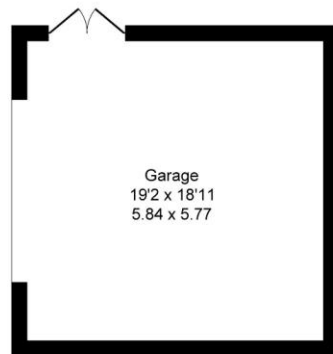
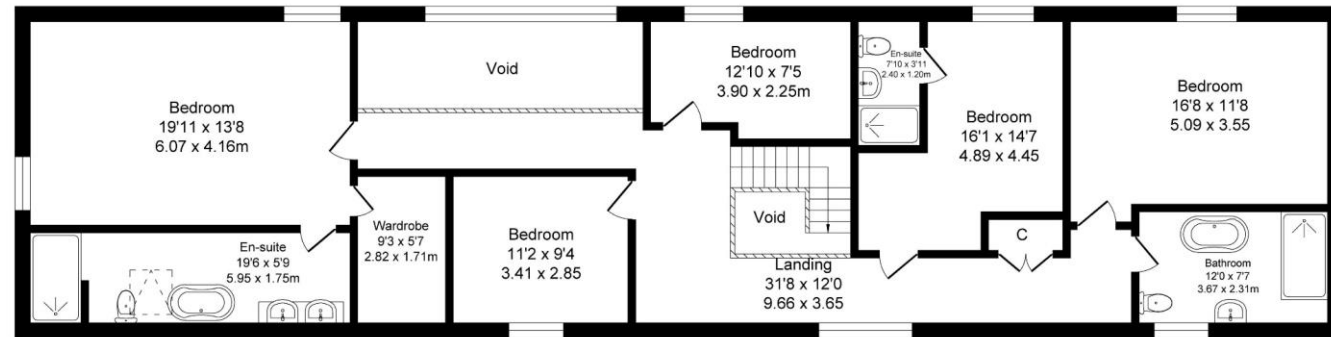
Lower Ridge

Total Approx. Floor Area 3438 Sq.ft. (319.4 Sq.M.)

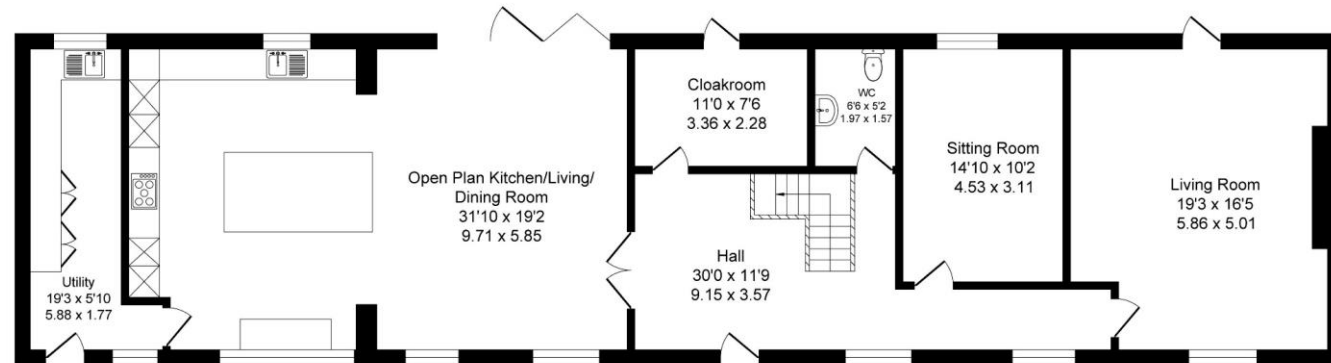
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		95
(81-91) B	84	
(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		



Garage
Approx. Floor Area 362 Sq.Ft (33.6 Sq.M.)



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IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarpoley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441