



**CHESHIRE
LAMONT**

Ridley, Nr. Tarporley

2 Ridley Hill Farm

Ridley Nr Tarporley CW6 9RX

Ridley Hill farmhouse was converted into two properties as part of the Ridley Hill Courtyard Development creating a deceptively spacious 5/6 bedroom family home which has been recently improved by the current vendors including a new Wren kitchen. The south facing garden includes a decked sitting/entertaining area and overlooks an attractive water feature. There is a double garage and residents tennis court.

- Reception Hall, Living Room with open fire, Dining Room, Kitchen Breakfast Room with recently fitted Wren kitchen (2022), Utility and Cloakroom.
- Master Bedroom (With Ensuite ready for refurbishment by the new owner), Guest Double Bedroom with well appointed Ensuite Shower Room, 4 Further Bedrooms (One currently utilised as a Study), Well appointed Bathroom.
- South facing enclosed rear garden with decked sitting/entertaining area overlooking a water feature, Double Garage, ample parking provision, Residents have the use of a communal tennis court for the development.

Location

The property is located in the rural hamlet of Ridley, a wonderful setting in the heart of the Cheshire countryside with easy access to Chester. There are strong primary and secondary schools in the area and everyday amenities are available in Bunbury Village, alternatively Tarporley or Malpas offer a larger selection with the national supermarket chains available at Nantwich, Whitchurch and Chester. Tarporley 5.25 miles, Nantwich 6.8 miles, Malpas 7.5 miles, Whitchurch 9 miles, Chester 14.5 miles, Crewe Train Station 12 miles.

Accommodation

A stable style front door opens to the **Reception Hall**, this gives access to all the ground floor living accommodation, kitchen breakfast room and has a staircase rising to the first floor. A wooden floor runs throughout the reception hall and a set of wooden double doors give access to the well proportioned **'L' shaped Living Room 6.9m x 5.6m** with door to rear garden. Features include a central reclaimed fireplace and exposed beamed ceiling. The **Dining Room 3.9m x 3.0m deepening to 3.9m** within a box bay window also overlooks the rear garden. Features include an original cast iron fireplace (non operational), exposed ceiling timbers and a wood floor.

The **Kitchen Breakfast Room 5.8m x 4.1m** was refitted in 2022 with a Wren kitchen, modern cabinets are complimented with quartz work surfaces and matching centre island which extends into a breakfast bar.



Appliances include an instant boil tap, a range cooker with induction hob and two ovens with an extractor canopy above. Integrated appliances include a fridge freezer, dishwasher and washing machine. Off the reception hall there is a small **Utility Room** which in turn gives access to the **Cloakroom** fitted with a low level WC and wall mounted wash hand basin.

To the first and second floors there are six bedrooms and three bath/shower rooms (two ensuite one of which requires refurbishment). **Bedroom One 3.4m x 4.0m** overlooks the rear garden and has a proposed **Ensuite Shower Room off 2.2m x 2.0m** this was in the process of being refurbished by the previous vendor and has a working WC and wash hand basin (the bath has been removed), access from the ensuite can be gained to a proposed **Walk In Wardrobe 2.3m x 1.5m**.

Bedroom Three 4.2m x 3.6m also overlooks the rear garden. **Bedroom Four 4.1m x 2.9m** overlooks the courtyard to the front. The well appointed **Family Bathroom 4.0m x 2.0m** is fitted with a free standing roll topped bath, wet room shower facility with drench shower head, wall mounted wash hand basin with drawer units beneath, medicine cupboard, low level WC, fully tiled walls and tiled floor. To the second floor there are a further three bedrooms. **Guest Bedroom Two 4.1m x 4.0m** benefits from a well appointed **Ensuite Shower Room** with large storage cupboard off (which could be utilised as a wardrobe), **Bedroom Five 3.7m x 4.4m** overlooks the rear garden and benefits from built in wardrobes, **Bedroom Six/Study 3.1m x 2.9m** overlooks the courtyard.

Externally

The properties at Ridley Hill are accessed via a tree lined driveway which leads to the garages and parking facilities as well as an area for visitor parking. A **Double Garage 5.8m x 5.7m** is accessed via automated roller shutter doors with additional parking available to the front and side. The visitor parking area is available on a first come first served basis. Residents also have the enjoyment of the communal tennis court. To the front of the property there is a gravelled courtyard area with pathways laid to brickette setts. Access can be taken along the side of the property to the rear garden. The enclosed south facing rear garden is principally laid to lawn incorporating stocked borders along with a decked sitting/entertaining area which benefits from lighting and power points. This overlooks a pond to the rear situated beyond the boundary. Residents also have the enjoyment of the communal tennis court and paddock where classic games are provided and summer social gatherings can be held.

Directions

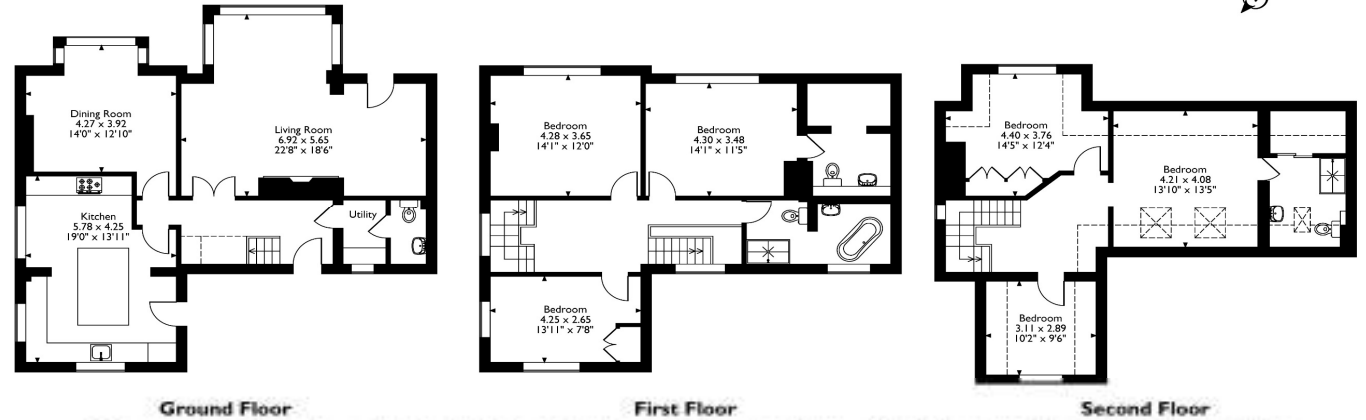
What3words – rural.cosmetic.swinging

From Tarporley head south on the A49 towards Whitchurch for approximately 4.5 miles, passing through the villages of Bunbury and Spurstow. Take the right turn for the A534 Wrexham Road and the driveway to Ridley Hill Farm will be found immediately on the right hand side. Proceed up the drive taking the left hand fork and the visitors parking area will be found adjacent to the tennis court. From there proceed into the courtyard and continue to the far end where the property will be found second on the right.





Approximate Gross Internal Area 217 Sq M/2335 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Services

Mains water and electricity. Shared Klargester drainage system for the development compliant to 2020 Regulations. 900Mbs ultra fibre high-speed internet installed in 2023. Freehold.

Management Charge

There is a Management Charge of £140 per month for the maintenance of the communal areas and facilities.

Viewing

By appointment with Cheshire Lamont Tarporley office.



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.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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