



Ridley, Nr. Tarporley

CHESHIRE
LAMONT

Barn 2 Ridley Green Farm, Wrexham Road, Ridley, CW6 9RZ

A well-proportioned Four Bedroom Semi-Detached Barn Conversion offered to a particularly high specification and finish, set within a large plot surrounded by delightful countryside and forming part of an exclusive gated development.

- Reception Hall, Living Room, 28' Open Plan Kitchen Dining Breakfast Room, Utility Room and Cloakroom.
- Master Bedroom with Dressing Room and En-suite Bathroom, Guest Bedroom with En-suite Shower Room, Two Further Bedrooms, family Bathroom (all bathrooms particularly well presented and finished in Travertine tile).
- To the front, Courtyard with Single Garage and Two Allocated Car Parking Spaces, Attractive Rear Garden with Small Paddock/Orchard Area beyond Overlooking Fields.

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, its renowned schools, individual shops and good restaurants. Day to day amenities including a general store, butchers, public houses as well as an excellent primary school can be found in the pretty neighbouring village of Bunbury. The larger village of Tarporley just 5.5 miles away offers a wide range of facilities including local shops, boutiques, restaurants, high street banks and excellent schools.

Accommodation

A solid Oak door opens into spacious and elegant central **Reception Hall 3.65m x 3.04m** finished with an Oak floor and Oak detailing to staircase rising to the first floor with storage cupboard beneath, glazed panel double doors lead into the Sitting Room and Kitchen Dining Family Room as well as a **Cloakroom** fitted with a low level WC, wall mounted wash hand basin and finished with Travertine tiling.

The **Sitting Room 5.54m x 4.24m** is a well-proportioned light and airy Reception Room with a glazed door overlooking the front courtyard and a further glazed door giving access to and overlooking the rear garden with fields beyond, features include an Inglenook style fireplace incorporating log burning stove set on a tile hearth with beamed mantel, complimented by an Oak floor. The open plan **Kitchen Dining Sitting Room 8.59m x 4.66m** comprises central **Kitchen Area 4.26m x 4.57m** with Poggenpohl fitted kitchen including feature centre island finished with a hardwood work surfaces incorporating sink unit and 5 burner gas hob with extractor above, integrated appliances include fan assisted oven, microwave combi oven with warming drawer beneath, larder fridge with freezer. The Kitchen Area is finished with a Travertine tile floor, the Dining Area and Living/Family Area are both finished with Oak floors.



The **Family/Sitting area** has a feature **1.7m x 1.7m** oak framed window which lets in an abundance of natural light and there is space for a sofa/easy chairs and a coffee table. The Dining Area benefits from a log burning stove set on a slate hearth along with glazed double doors which open onto an extensive paved Sitting/Entertaining Area ideal for al fresco entertaining with gardens beyond. Off the Kitchen there is a **Utility Room 3.10m x 1.65m** providing additional wall and floor cupboards complimented by timber work surfaces incorporating sink unit there is also space for a washing machine and tumble dryer along with a further door leading into the rear garden.

The first floor landing has attractive features including exposed king post roof truss and gives access to Four Bedrooms, Three Doubles and a Single and Three Bath/Shower Rooms (Two En-suite).

The **Master Bedroom Suite 6.3m x 5.8m** overall is accessed via a large **Dressing Room 3.9m x 2.9m** with well appointed **Ensuite Bathroom** off and **Open Plan Bedroom Area Beyond 5.8m x 3.0m**. The **En-suite Bathroom** provides a double ended bath with central mixer tap and hand held shower head, wall mounted wash hand basin, low level WC, heated towel rail, Travertine tiling to the walls and floor. **Bedroom Two 4.07m x 3.53m** is also a generous double bedroom benefitting from attractive views, and has a feature fully exposed king post roof truss and well-appointed En-suite **Shower Room 3.35m x 1.52m** finished with Travertine tiling. **Bedroom Three 4.28m x 2.70m** and **Bedroom Four 2.98m x 1.87m** are conveniently situated adjacent to the main house Bathroom which includes a built in flat screen television set within Travertine tiling, above the bath, tiled shower enclosure, low level WC, contemporary wash hand basin, heated towel rail, fully tiled walls and floor.

Externally

The development comprises five barns and the original farmhouse are initially accessed via electrically operated gates which lead onto a landscaped bonded gravel drive and opens out into a forecourt with central turning island water feature. The courtyard gives access to an integral **Single Garage 5.59m x 3.45m** with cupboards incorporating pressurised hot water system, there are also two allocated parking space for the property within the courtyard. The rear garden provides an extensive paved Sitting/Entertaining Area which runs along the full rear elevation of the property with lawned gardens beyond and stocked borders, beyond the garden there is access to an orchard/paddock area with views to fields beyond.

Services/Tenure

Mains Water, Electricity, Air Source Central Heating and Private Drainage System for the development compliant to 2020 Regulations. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

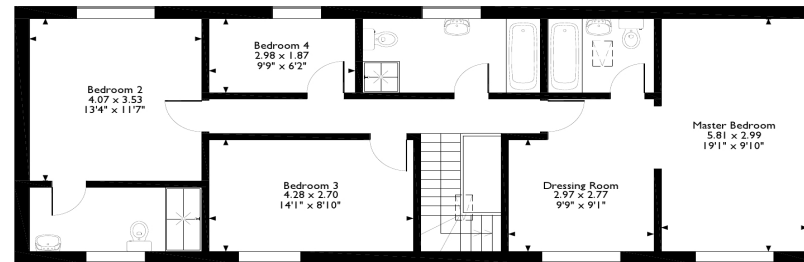
Agents Note

There is a monthly management charge of £50 which covers charges related to the amenity land and common areas and maintenance contract for the sewage treatment plant.

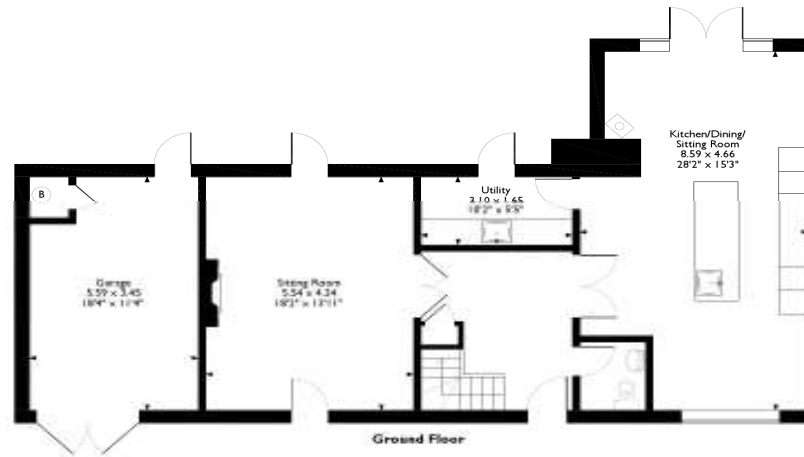




Approximate Gross Internal Area
190 Sq M/2046 Sq Ft



First Floor

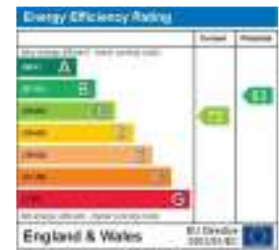


Ground Floor

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

Directions

Leaving Tarporley High Street in a Southerly direction turning left at the traffic lights. Turn right at The Red Fox traffic lights and continue down the A49 towards Whitchurch. Proceed for approximately 4.5 miles and turn left onto the A534 signposted towards Nantwich. The property's driveway can be found immediately on the left hand side.



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.

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