



CHESHIRE
LAMONT

Ridley, Nr. Tarporley

Chesterton Croft, Ridley, Nr. Tarporley, Cheshire, CW6 9RY

This well maintained and presented former farmhouse has been sympathetically extended over the years to create a deceptively spacious and well proportioned four bedroom family home set within secluded gardens which extend to just under half an acre with detached double garage benefiting from a versatile home office/soundproofed music room above.

- Reception Hall, Dining/family room, well proportioned living room, sitting room/snug, kitchen breakfast room, utility, ground floor shower room.
- Master bedroom Suite with walk-in wardrobe and ensuite shower room, three further bedrooms, family bathroom.
- Attractive well maintained gardens extending to just under half an acre, double garage with versatile Home Office/Soundproofed Music Room above.

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

Part glazed panel double doors open to an attractive and welcoming **Reception Hall 3.9m x 2.0m**. This is finished with India stone flooring and gives access to a large versatile **Dining/Family Room, Kitchen Breakfast Room** and a well appointed **Cloaks/Shower Room** finished with feature exposed pitch pine flooring. The versatile **Dining/Family Room 5.0m x 4.5m** comfortably accommodated an 8/10 person dining table and larger for an occasion. Features include painted wood panel effect walls, exposed ceiling timbers, oak flooring, glazed panel double doors opening to the kitchen breakfast room and French doors opening onto a south facing composite deck entertaining area and the gardens. There is also a useful large understairs storage cupboard.

Off the dining room there is a large light and airy well proportioned **Living Room 7.0m x 3.8m** this benefits from windows to three elevations and a set of French doors opening to the garden, oak flooring runs throughout and an exposed brick chimney breast incorporates a Clearview log burning stove. There is a further versatile **Sitting Room/Snug 4.2m x 3.7m** fitted with an open fireplace set within a cast iron and tile surround with marble effect mantle.



The **Kitchen Breakfast Room 4.3m x 3.6m** is fitted with handmade kitchen units which include a pantry cupboard along with a matching centre island finished with oak work surfaces which provide a breakfast bar. Within the granite works surfaces there is a five ring induction hob with extractor above, integrated appliances include a fan assisted oven, microwave combi oven with warming drawer, dishwasher, fridge and wine cupboard. India Stone flooring runs throughout and continues into the **Utility Room 2.6m x 2.4m**. This is fitted with additional wall and floor cupboards along with a Belfast style ceramic sink unit set beneath granite works surfaces. There is plumbing for a washing machine and ample space for additional white goods along with an oil fired central heating boiler (fitted in 2023).

To the **First Floor** there are four bedrooms. The **Landing** also gives access to a part boarded loft space accessed via a pulldown ladder. The large **Master Bedroom Suite 6.9m x 4.7m** provides a large bedroom area with Juliet balcony overlooking the gardens and countryside beyond. There is a fitted walk-in wardrobe and well appointed **Ensuite Shower Room. Bedroom Two 4.2m x 4.0m and Bedroom Three 3.9m x 3.8m** are both generous double bedrooms and overlook the front garden. **Bedroom Four 3.0m x 2.6m** is a generous single bedroom currently utilised as a Home Office. The **Family Bathroom** is fitted with a freestanding rolltop bath with shower attachment, there is a separate tiled shower enclosure, wash hand basin, low level WC, heated towel rail and feature pitch pine flooring.

Externally

Double gates open onto a gravel driveway this leads to a parking / turning area to the front of the property along with giving access to a detached double garage. The driveway also continues along the side of the property to a further parking and turning area. The gardens to the front of the property are principally laid to lawn and are edged with mature well stocked borders. The gardens extend to either side of the property as well as to the rear again these are principally laid to lawn and edged with stock borders. To the south side there is a large sheltered composite deck sitting/entertaining area in addition to a patio and Greenhouse. Beyond the formal rear garden there is a further area of informal (agricultural) land that includes fruit trees and a mature cherry blossom.

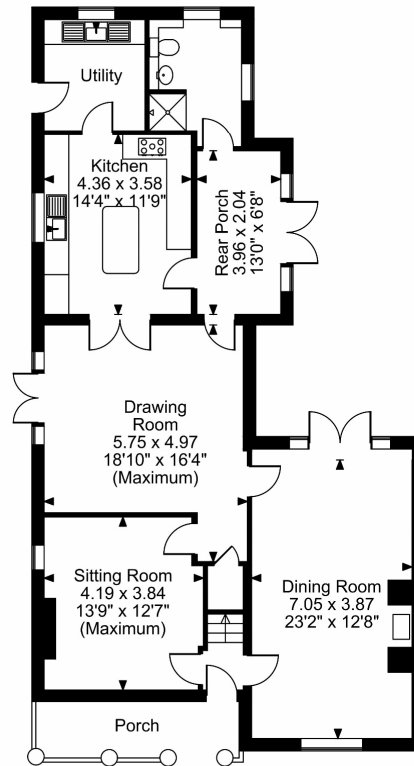
The **Detached Double Garage 6.5m x 5.5m** is accessed via two automated up and over doors along with a pedestrian door to the rear. The garage is fitted with electric lights and power points. A staircase within the garage rises to a versatile, heated, insulated and soundproofed **Music Room** (the vendor plays the drums). This area could easily be utilised as a home Office and benefits from easily accessible under eaves storage cupboards.

Directions

What3words : roaring.activates.ordering

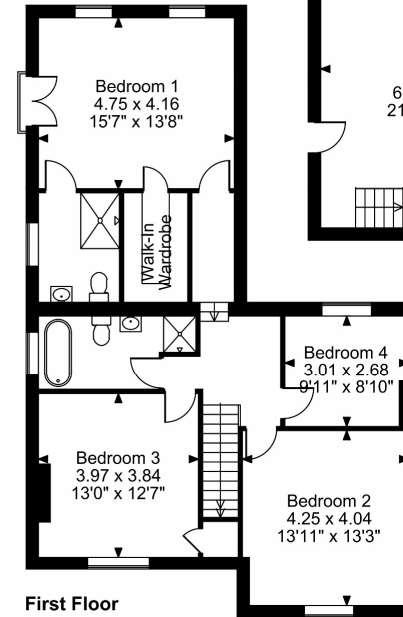
From Tarporley proceed south on the A49 towards Whitchurch passing through Bunbury and Spurstow and after passing the turning left for the A534 proceed a short distance and the property will be found on the right hand side.



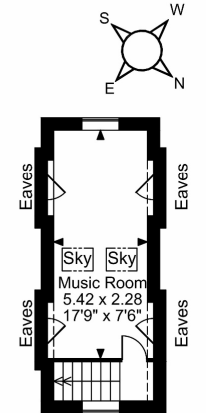
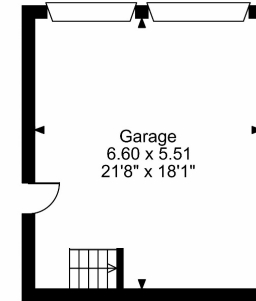


Ground Floor

Approximate Gross Internal Area
Main House = 2176 Sq Ft/202 Sq M
Garage Building = 553 Sq Ft/51 Sq M
Total = 2729 Sq Ft/253 Sq M



First Floor



Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Services/Tenure

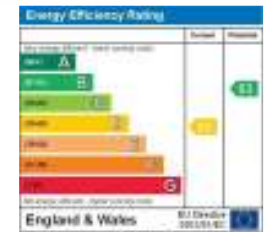
Mains water, electricity, oil fired central heating, shared septic tank drainage with adjacent property. Wi-Fi – air band available which can provide up to 900 MB download subject to requirement. Freehold.

Agents Note

The appliances within the property are sold in good faith and have not been tested.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.



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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