



## 3 Leila Barns

Wrexham Road, Ridley, Cheshire, CW6 9RZ

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Guide Price - £1,250,000

Set within one of Cheshire's most prestigious and sought after locations, Leila Barns is an exclusive development of beautiful barns, offering refined contemporary living within an enviable rural setting. Each home has been crafted to an exacting standard, blending timeless architectural character with sophisticated modern design. Finished with exceptional attention to detail, the properties showcase high quality fixtures and fittings throughout, including elegant German Häker fitted kitchens, premium integrated appliances and sleek contemporary bathrooms and en-suite facilities, all designed to provide both luxury and practicality. No. 3 Leila Barns offers exceptionally generous accommodation extending to approximately 3,708 sq ft, set within beautifully maintained lawned gardens and a substantial adjoining paddock. The property further benefits from a detached stable block, former piggery/store and a double carport. An impressive and spacious entrance hall creates a striking first impression, featuring a central statement staircase rising to the first floor. This elegant space is flanked by three well proportioned reception rooms, comprising a formal lounge, sitting room and games room, providing excellent versatility for both family living and entertaining. The heart of the home is the superb open plan living kitchen, designed to an exceptional standard and enhanced by bi-fold doors that open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. A generous walk in pantry and a separate utility room are thoughtfully positioned off the kitchen. The first floor provides three bedrooms, including a bedroom with en-suite shower room, together with a stylish and contemporary family bathroom. The second floor is dedicated to an impressive principal suite, comprising a double bedroom, dressing area and a luxurious en-suite bathroom with both bath and separate shower, forming an indulgent private retreat.

Externally, access is gained via a shared driveway leading to a private drive and double carport. The property is surrounded by attractive lawned gardens and additional land/paddock, complemented by a detached stable block and former piggery, completing this outstanding countryside residence.





#### **LOCATION**

Ridley, Cheshire is a picturesque and highly desirable rural village, surrounded by open countryside yet conveniently located for Nantwich, Tarporley and Chester. Offering excellent transport links and access to highly regarded schools, Ridley combines peaceful country living with everyday convenience, making it one of the area's most sought after residential locations.

#### **ACCOMMODATION ENTRANCE HALL**

A very impressive reception hall, having a double-glazed door, two side windows, central staircase with glass balustrade rising to the first-floor landing. Underfloor heating, tiled flooring.

#### **SITTING ROOM/STUDY**

Two skylight windows, two double-glazed windows, LVT flooring, underfloor heating, exposed beams.



### **LOUNGE**

Three double-glazed windows, LVT flooring, underfloor heating.

### **GAMES ROOM**

A superb entertaining space having two double-glazed windows, exposed brick wall, LVT flooring with underfloor heating.

### **KITCHEN/DINING ROOM**

A very well-appointed German Häcker fitted kitchen, having a range of wall and base units, quartz work surfaces, central island with sink unit having a mix tap and kettle tap over, Westin induction hob to Blaupunkt electric oven and plate warmers, combi microwave oven, integrated Blaupunkt dishwasher, space for American style fridge freezer, tiled flooring throughout, exposed beams, underfloor heating, three lots of double-glazed bifold doors to outside, connecting doors through to the utility room and walk-in pantry.

### **PANTRY**

A large walk-in pantry. A superb space set off the kitchen, ideal for additional storage. Tiled flooring.

### **UTILITY ROOM**

Base level units, sink unit with mix tap over, compartment for a stacking washing machine and tumble dryer system, tiled flooring, underfloor heating, door to outside.

### **W.C.**

W.C. and wash hand basin.



## FIRST FLOOR LANDING

Continuation of the feature staircase with glass balustrade, skylight windows, staircase to the second floor.

## BEDROOM

Double-glazed porthole window, radiator.

## ENSUITE WETROOM

Ensuite wet room comprising a mains shower, drench head and handheld shower head, W.C. and wash hand basin, heated towel rail, tiled flooring, part tiled walls.

## BEDROOM

Skylight window and radiator.

## BEDROOM

Double-glazed window and radiator.

## BATHROOM

Large walk-in shower cubicle with mains shower and drench head. Double ended bath, his and hers wash hand basins, heated towel rail.

## LANDING

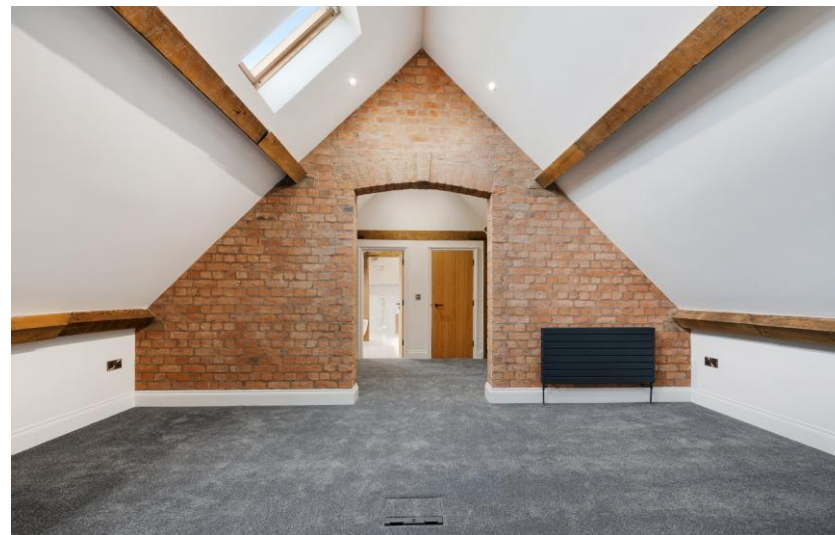
Skylight window and radiator.

## MASTER BEDROOM

Main bedroom area, skylight windows, exposed beams, radiator, dressing area off the main bedroom.

## ENSUITE BATHROOM

Comprising mains shower with drench head and handheld shower head, double ended bath, his and hers wash hand





basins, W.C. tiled flooring, part-tiled walls, two skylight windows.

### **EXTERNALLY**

There are large private gardens, off-road parking and a large double-carport. Former piggery/storage shed and stable block, plus additional garden land/paddock, located opposite the property.

### **APPROXIMATE DISTANCES**

Nantwich Train Station - 7 miles

Liverpool Airport - 31.6 miles

Manchester Airport - 33.6 miles

### **OVERAGE CLAUSE**

The property is sold subject to an overage (clawback) provision in favour of Cheshire East Borough Council for a period of 80 years from July 2018. The overage is triggered if detailed planning permission is implemented, a qualifying change of use occurs, or the property (or any part of it) is sold with the benefit of planning permission for residential development exceeding four dwellings or for commercial development. In such circumstances, an additional payment equal to 50% of the uplift in value (after deduction of agreed costs) becomes payable. Interested parties are advised to seek independent legal advice for full details. Rostons understands that the overage would not be triggered for extensions or improvement work to the existing buildings.

### **SERVICES**

Mains electric and water, Calor gas and private drainage.

### **COUNCIL TAX**

TBC



**EPC**  
TBC

**N.B.**

Land Registry Plan is subject to change.

**DIRECTIONS**

SatNav - CW6 9RZ

What3Words ///including.reclined.score

**VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

**SALE PLAN & PARTICULARS**

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical

boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

**AML REGULATIONS**

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can

issue a memorandum of sale. Please note that this fee is non-refundable.

**PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

**DISCLAIMER**

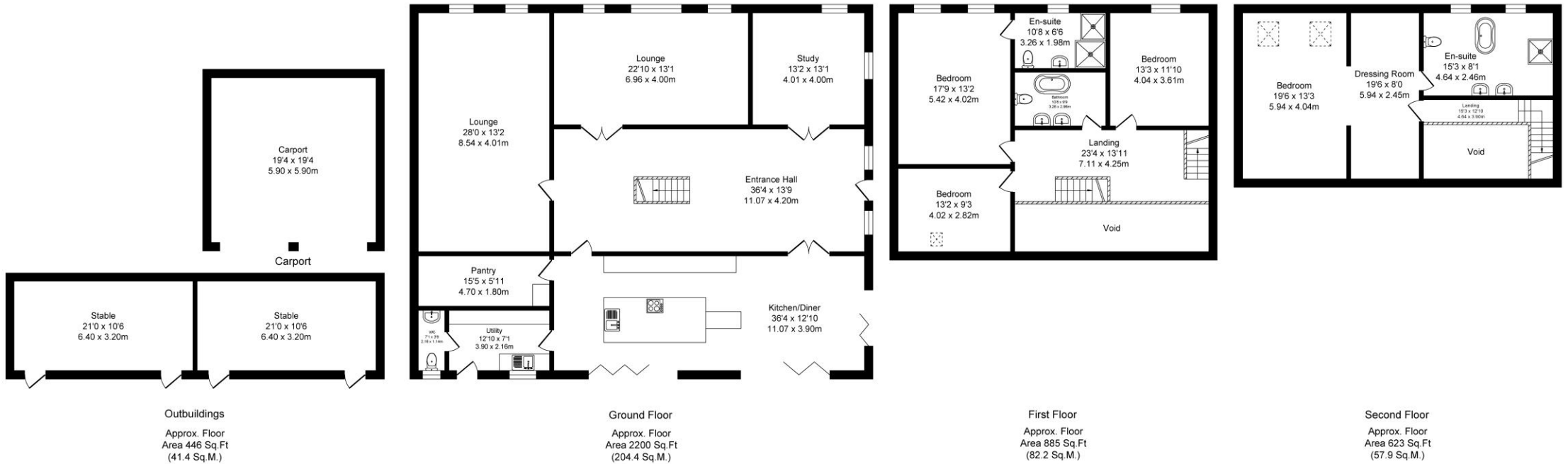
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### 3 Leila Barn

Total Approx. Floor Area 4154 Sq.ft. (385.9 Sq.M.) (Excluding Carport & Void)

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.



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