



2 Leila Barns

Wrexham Road, Ridley, Cheshire, CW6 9RZ

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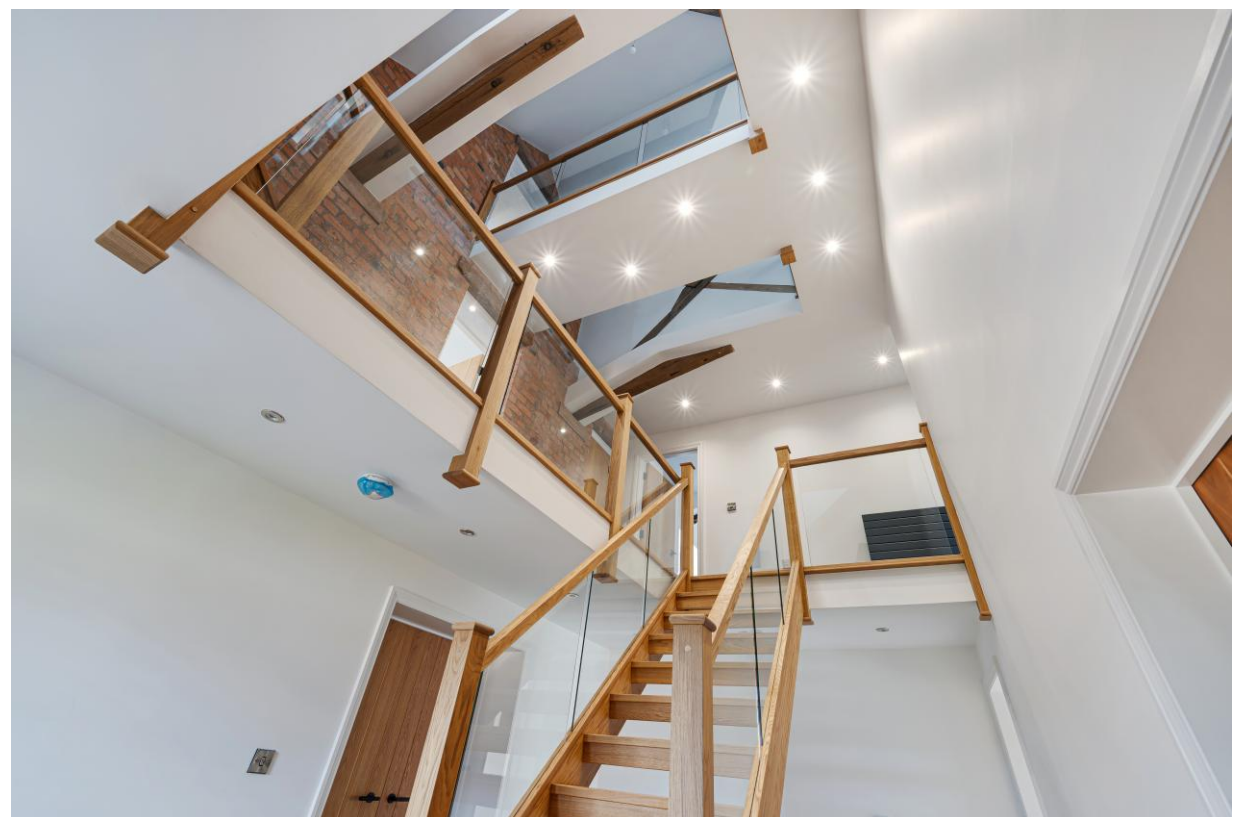
Wrexham Road, Ridley, Cheshire, CW6 9RZ

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. 2 Leila Barns is particularly impressive, providing substantial accommodation extending to approximately 3,590 sq ft. The ground floor is centred around a striking entrance hall, leading to a formal lounge and separate study, perfectly suited for modern family life or home working. The superb bespoke kitchen is complemented by a utility room and cloakroom W.C, seamlessly opening into an expansive open plan dining and living space. Bi-fold doors draw in natural light and create a fluid connection to the garden, making this an ideal space for entertaining and relaxed everyday living. The first floor offers four generously proportioned bedrooms, including a guest suite with en-suite shower room, alongside a beautifully appointed family bathroom. The second floor is dedicated to two further bedrooms, with the principal suite enjoying the luxury of a spacious en-suite bathroom. Externally, the property is complemented by attractive lawned gardens, plus, additional garden paddock positioned directly opposite, generous off road parking, and a large detached carport.

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

Double-glazed door through to the entrance hall.

ENTRANCE HALL

Impressive and welcoming entrance hall. Having a feature staircase and glass balustrade arising to the first-floor landing. LVT flooring and underfloor heating.

SITTING ROOM/STUDY

Having double-glazed windows to front. LVT flooring with underfloor heating.

LOUNGE

Good sized formal lounge having double-glazed bifold doors to front, to double-glazed doors to rear enclosed garden space. LVT flooring with underfloor heating.

KITCHEN

Open plan through to a dining/living area. Having a well appointed range of German Häcker wall and base units, quartz work surfaces, sink unit with a mix tap and kettle, tap over. Central Island having a Westin induction hob to Blaupunkt electric oven and plate warmers, combi microwave oven, integrated



Blaupunkt fridge and freezer. Integrated Blaupunkt dishwasher. Door through to the utility and W.C.

UTILITY

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

W.C.

W.C. and wash hand basin, underfloor flooring, underfloor heating, part-tiled walls, double-glazed window.

DINING/LIVING AREA

Open plan through from the kitchen. A superb reception space having three sets of bifold doors leading out to the gardens. Exposed beams, tiled flooring, underfloor heating, two skylight windows.

FIRST FLOOR LANDING

AIRING CUPBOARD

Housing the hot water cylinder and boiler, radiator, stairs to the second-floor landing.

BEDROOM

Double-glazed windows and doors, Juliet balcony, radiator, en-suite wet room comprising a shower screen and mains shower, drench head and handheld shower head, wash hand basin and W.C, heated towel rail, tiled flooring, double-glazed window.



BEDROOM

Double-glazed window, radiator.

BEDROOM

Double-glazed porthole window, further double-glazed window, radiator, built-in wardrobe.

BEDROOM

Skylight, window, radiator.

BATHROOM

Double-ended bath, shower screen, mains shower and drench head plus handheld showerhead. His and hers wash hand basins, W.C, tiled flooring, part-tiled walls.

SECOND FLOOR LANDING

Continuation of the feature glass balustrade, radiator.

MASTER BEDROOM

Two skylight windows, exposed beams, radiator.

ENSUITE BATHROOM

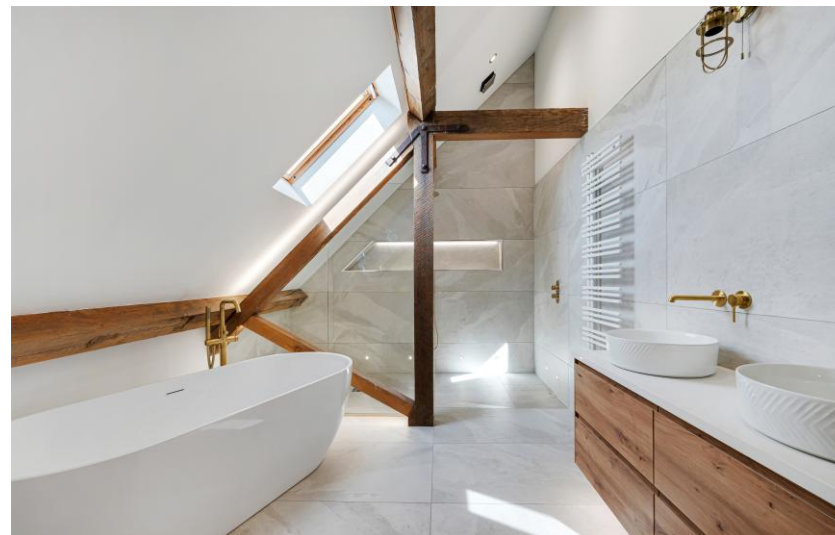
Double-ended bath, shower screen, mains shower, drench head, handheld shower head, his and hers wash hand basins, W.C, tiled flooring, part-tiled walls.

BEDROOM

Two skylight windows, radiator, exposed beams.

OUTSIDE

Beautiful lawned gardens, flagged patio area and a large double carport, additional garden land opposite the property.





OVERAGE CLAUSE

The property, including the land 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

DIRECTIONS

SatNav - CW6 9RZ

What3Words ///including.reclined.score

APPROXIMATE DISTANCES

Nantwich Train Station - 7 miles

Crewe Train Station - 12.6 miles

Liverpool Airport - 31.6 miles

Manchester Airport - 33.6 miles



N.B.

Land Registry Plan is subject to change.

VIEWINGS

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

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.

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.

DISCLAIMER

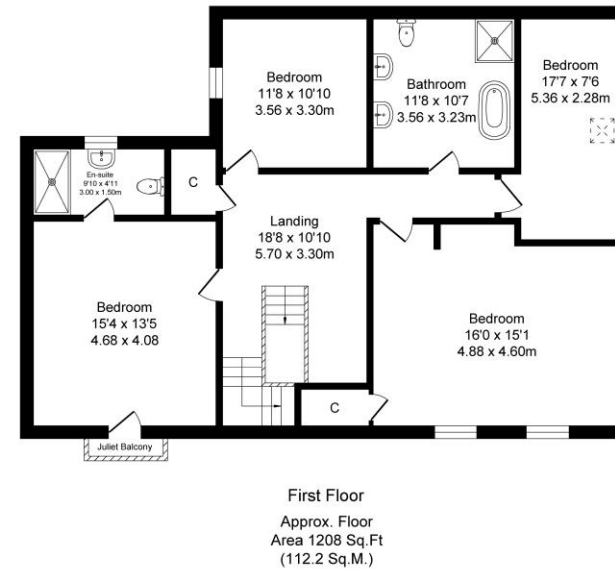
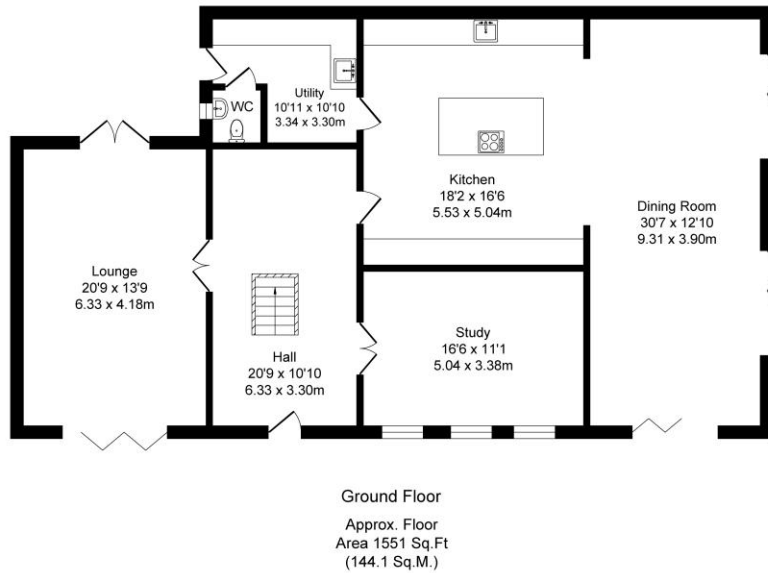
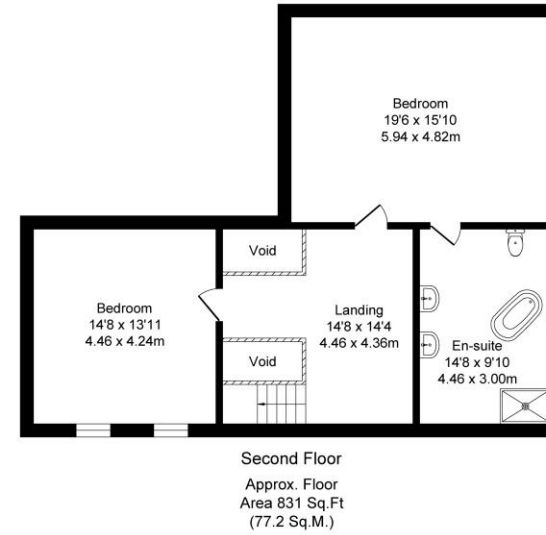
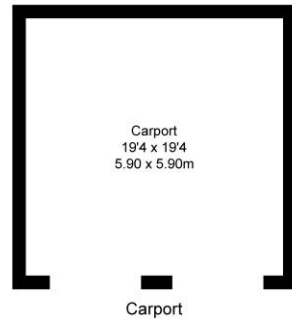
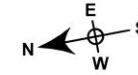
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2 Leila Barn

Total Approx. Floor Area 3590 Sq.ft. (333.5 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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