



CHESHIRE
LAMONT

Wrexham Road, Ridley

Peckforton House

Wrexham Road, Ridley, CW6 9SA

This deceptively spacious four bedroom barn conversion, extends to approx. 3200 sqft and comes with a 0.45 acre pony paddock and offers stunning views to the rear. The accommodation includes a 13m (42' 6") open plan Kitchen/Dining/Family Room and two of the four bedrooms benefit from well-appointed shower rooms.

- Stunning far-reaching views towards the castles of Beeston and Peckforton
- Spacious Reception Hall, well-proportioned Living Room, 13m (42') Open Plan Kitchen/ Dining/Family Room
- Four Double Bedrooms, three Bath/Shower Rooms
- Two Large Garages, Corner Plot Garden with 0.45 Acre Paddock

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 solid timber front door opens to the spacious and welcoming **Reception Hall 5.3m x 4m**. This has an Italian honed limestone floor with cabochons, oak beams, ornate oak detailed staircase by Abbott-Wade rising the first floor and a well-appointed **Cloakroom** fitted with a low-level WC with enclosed cistern, circular wash handbasin set upon a wall mounted washstand and column radiator/towel rail. The inner hallway gives access to the **Living Room** and a **large 7.9m open plan Family Room** which in turn gives access to the **Kitchen/Breakfast Room**.

The **Living Room 5.9m x 4.4m** is a well-proportioned reception room with door to garden and windows to three elevations including views of the castles at Peckforton and Beeston, as well as the Peckforton Hills. The **large open plan Sitting/Dining Room 7.9m x 5.4m** is also open to the **Kitchen/Breakfast Room** creating a **stunning 13m x 5.4m informal family living area**. The Sitting area comfortably accommodates a large L shaped sofa and easy chairs along with providing space within the Dining area for an eight person everyday dining table and larger for an occasion.

A tiled floor runs throughout and continues seamlessly into the **open plan Kitchen/Breakfast Room 5.4m x 4.8m**, this is fitted with modern wall and floor cupboards including a corner pantry cupboard, and matching centre island which creates a three person breakfast bar, all complimented with quartz work surfaces. Appliances include a five-ring ceramic hob with



extractor filter above, fan assisted oven, microwave Combi oven, wine chiller, dishwasher and an American style fridge freezer set within a housing unit. Off the Kitchen there is a walk in **Housekeeper's Cupboard** which includes a Boiler Cupboard, and there is a separate **Utility Room** fitted with additional wall units and provide space beneath the timber worksurface for a washing machine and tumble dryer. The Utility Room gives access to the **Garages**, one of which is utilised for additional storage.

First Floor

To the first floor, there are four Double Bedrooms and three Bath/Shower Rooms (two Ensuite). The large **Master Bedroom 5.9m x 4.6m** is fitted with bespoke Hammond wardrobes and has a well-appointed **Ensuite Shower Room** (fitted in 2025). **Bedroom Two 5.8m x 3.3m** also benefits from bespoke fitted Hammond wardrobes and has a further well-appointed **Ensuite Shower Room**. **Bedroom Three 4.8m x 2.3m** and **Bedroom Four 4.6m x 2.3m** can both accommodate king size double beds and are conveniently situated opposite and adjacent to the **Family Bathroom** which is fitted with a panel bath with shower facility above, low level WC, wash hand basin set upon a wash stand with cupboards beneath and mirrored medicine cupboard above. There is a heated towel rail, tiled floor and tiled walls.

Externally

There is a communal courtyard to the front of the property shared with the other properties in the development. The courtyard provides ample visitors parking in addition to the allocated parking provision for the property and the two large **Single Garages**. **Garage One 5.6m x 4.2m** and **Garage Two 5.7m x 4.1m**. The current vendors keep additional white goods in Garage Two and utilise it for storage - it is finished with a timber effect laminate floor and has additional wall and floor cupboards including a worksurface with sink unit and mixer tap, there is also a communicating door with the **Utility Room**.

The enclosed rear garden offers stunning uninterrupted views towards the Bickerton and Peckforton Hills along with the castles at Peckforton and Beeston. The gardens are principally laid to lawn and include a large Indian stone laid patio 12.5m x 3m, this can be directly accessed from both the Sitting/Family Room and Kitchen/Breakfast Room creating the perfect alfresco entertaining area. The gardens wrap around the side of the property giving access via a gateway to the front. The rear garden gives access to a small pony paddock 0.45 acres which is included within the sale.

Services/Tenure

Oil fired central heating, mains water, electricity, shared drainage system for the development (compliant to 2020 regulations). Freehold. Residents' management charge – £75 per month

Viewing - via Cheshire Lamont's Tarporley office.

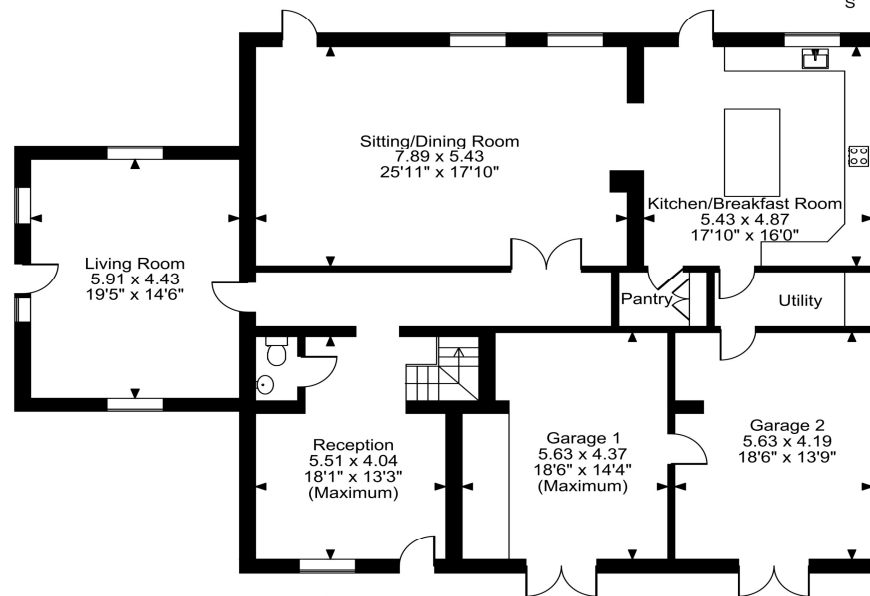
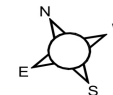
Directions

What3words: refrained.shapeless.mouths. 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 then right again. Once on the A534, after approx. 0.5 mile, the entrance to Ridley Croft Barns is on the right hand side. Upon entering the courtyard, the property is the first on the left hand side.

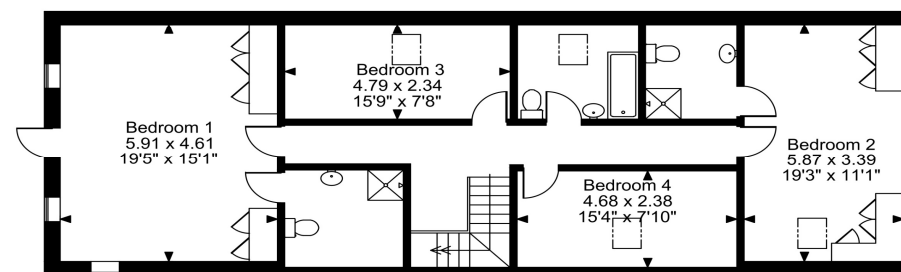




Approximate Gross Internal Area
 3214 Sq Ft/299 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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