



Wright Marshall
Estate Agents



Arden Fields 8 Ridley Hill Farm, Ridley CW6 9RX Offers Over £625,000



■ Impressive Barn Conversion ■ 5 Bedrooms ■ 3 Reception Rooms ■ Large Breakfast Kitchen ■ Landscaped Gardens ■ Paddock & Stables ■ Extending to 2.139 acres ■ Far Reaching Views

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Arden Fields, 8 Ridley Hill Farm, Ridley, CW6 9RX

This deceptive barn conversion is ideally placed for swift travel to the village of Tarporley and the market town of Nantwich and with the A49 and A534 in close proximity easy travel can also be gained to the business centres of Chester, Wrexham, Crewe, Whitchurch, Warrington and Manchester.

First impressions do not disappoint with a sweeping driveway providing a most attractive entrance which in turn leads to the double garage and parking area associated with the subject property. The development as a whole provides ample off road parking and shared amenities including full sized tennis court, paddock and access to walks through neighbouring farm land.

The property provides a fabulous layout which lends itself to a number of uses depending on the purchaser, in addition to the generous room proportions offered on both floors.

The accommodation opens into the Entrance Hall with staircase rising to the first floor and access to the principal living room, breakfast Kitchen and cloakroom. The living room is an impressive room with floor to ceiling windows to the front aspect, feature period fireplace and second set of stairs rising to the First Floor Sitting Room. From the Living Room the Dining Room can be accessed, where there are generous views over the garden and to the Peak District beyond, a large brick fireplace with stone hearth at its centre and a door which leads back to the Breakfast Kitchen. The breakfast kitchen is of generous proportions and incorporates a bespoke solid wood kitchen, granite worktops, Double oven Aga and again views over to the Peak District. Concluding the ground floor is the Utility Room providing space and plumbing for the washing machine, together with the LPG Central heating boiler and a UPVC composite stable door to the front aspect.

To the First Floor the property surpasses itself with 4 double bedrooms including the Master Ensuite together with a single bedroom/study, all serviced by the family bathroom.





INTRODUCTION

LOCATION

Ridley, Bulkeley and the nearby villages of Bickerton and Peckforton are renowned for their natural beauty and proximity to surrounding countryside.

Ridley provides a convenient and central base for the business traveller, in addition to the extensive road links leading to the M56, M6, A49 and A51 there is a railway station at Nantwich and also Crewe that can be found within 20 minutes with an excellent direct service to London. In addition there are railway stations at Chester and Wrenbury. Manchester and Liverpool International Airports can both be accessed within 40 minutes' to one hour's drive.

Ridley is the centre point of a triangle of Nantwich, Tarporley and Malpas, three highly attractive areas renowned for individual retail outlets and an immense character and charm. Nearby Bunbury has a primary school, Post Office and doctors surgery. Tarporley is one of the most highly regarded villages in Cheshire that boasts a bustling High Street with a diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants, public houses and also has the benefit of a Doctors Surgery and several Churches. Nantwich complements this with additional boutiques, high street shops.

The extensive amenities of Chester City Centre can be accessed within 16 miles. Chester is one of the north west's leading retail and commercial centres serving a catchment area

extending from Manchester to Shrewsbury and covering the whole of North Wales.

The area as a whole is ideal for those who enjoy rural living with walks in Bulkeley Hill Wood, Bickerton Hills and the Sandstone Trail all readily accessible. A pleasant walk across the fields brings you to the renown local pub The Pheasant Inn in Burwardsley. The National Trust have recently taken over the management and ownership of many of these walkways thereby providing future protection as to the use of the land.

In terms of Pubs and Restaurants, the Bickerton Poacher, Cholmondeley Arms, Pheasant at Burwardsley and the Dysart Arms are all within a short travelling distance.

Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports. The leisure opportunities are also excellent. Portal Golf Club and Carden Park Hotel and Spa both have championship golf courses and a range of other facilities. There are also numerous walks in the area and polo at the Cheshire Polo Ground. Ridley Hill Farm is only 14 miles from Crewe where there is a regular rail service to London Euston (approximately 1½ hours).

Distances Tarporley 5.25 miles, Nantwich 6.8 miles, Crewe Railway Station 12 miles, Malpas 7.5 miles, Chester 14.5 miles and Whitchurch 9.1 miles.



ENTRANCE HALL

Entrance door with glazed panel to side and above, opening into an 'L' shaped hallway with stairs rising to first floor, exposed beams, three wall lights, door into storage cupboard, door into kitchen, double part glazed door into living room. Radiator, parquet flooring and door into:

CLOAKROOM

WC, corner sink set in vanity unit, part wooden panelling to walls, extractor fan, exposed beams and radiator.

LIVING ROOM

19'1" x 19'1" max (5.82 x 5.82 max)

Feature fireplace with open iron grate and tiled displays to either side, tiled hearth and wooden mantle over. French doors with side panels onto rear patio, second staircase to first floor, two floor to ceiling windows to front elevation, exposed beams, four wall lights, three radiators and door into:

DINING ROOM

20'2" x 15'3" max (6.15 x 4.65 max)

Large brick feature fireplace with stone hearth. French doors with side panels onto rear patio. Window to side elevation, exposed beams, parquet flooring, four wall lights, two radiators and door into:

BREAKFAST KITCHEN

23'1" x 18'4" max (7.06 x 5.59 max)

Bespoke solid wood fitted kitchen with matching eye level wall cupboards, wine rack and glazed fronted cupboards, granite

worktops with inset Strata one and half bowl sink with drainer and mixer tap, double oven Aga with brick surround and space for conventional oven. Space and plumbing for dishwasher, integrated fridge, space for under counter freezer. Tiled splashback, leaded window to front with secondary glazing, rear aspect window with views over to the Peak District, UPVC barn door to rear, exposed beams, quarry tiled floor, four pendant lights, door into hallway and two radiators. Door into:

UTILITY

10'9" x 4'9" max (3.30 x 1.47 max)

Granite worktop with inset stainless steel sink, space and plumbing for washing machine and dryer. Fitted pantry cupboard. Wall mounted Worcester LPG boiler and controls, leaded window to front aspect with secondary glazing. UPVC stable door to front, exposed beams, continuation of tiled flooring from Kitchen.

FIRST FLOOR

LANDING

'T' shaped landing providing access to all rooms, skylight, window to rear, exposed purlins and two radiators. Door into airing cupboard housing foam insulated water cylinder with slatted shelving above.

MASTER BEDROOM

18'2" x 10'11" (5.56 x 3.33)

Window to front, large window to rear with fantastic views to the Peak district. Exposed beams, two radiators, two wall lights and door into:



EN-SUITE

8'3" x 6'3" max (2.54 x 1.91 max)

Three piece suite including low level WC, panelled bath with shower attachment and corner sink set in vanity unit, wall mounted heated towel rail, skylight, fully tiled walls and mirrored cabinet.

BEDROOM FIVE/STUDY

8'5" x 6'5" max (2.57 x 1.98 max)

Window to rear with fantastic views, radiator and door into cupboard currently used as a wardrobe.

BEDROOM FOUR

12'5" x 9'10" max (3.81 x 3.00 max)

Window to rear with fantastic views, access to loft, radiator and laminate flooring.

FAMILY BATHROOM

9'1" x 8'0" (2.79 x 2.44)

Modern four piece suite including low level WC, wash hand basin set in vanity unit, panelled bath and corner shower cubicle with mains power shower. Round obscured glazed window to front, part tiled walls, tiled floor, wall light and radiator.

BEDROOM TWO

15'8" x 9'10" max (4.78 x 3.02 max)

Windows to side and rear with fantastic views and radiator.

BEDROOM THREE

11'8" x 8'5" (3.58 x 2.59)

Leaded window to front with secondary glazing and part of window running along the floor. Radiator and double doors into fitted wardrobe which has access to loft.

SITTING ROOM/OFFICE

18'6" x 13'3" max (5.64 x 4.06 max)

Double doors from landing. Feature brick open fireplace with slate hearth. Leaded window to front with secondary glazing. Window to rear and three wall lights. TV point, stairs into living room, radiator and exposed beams.

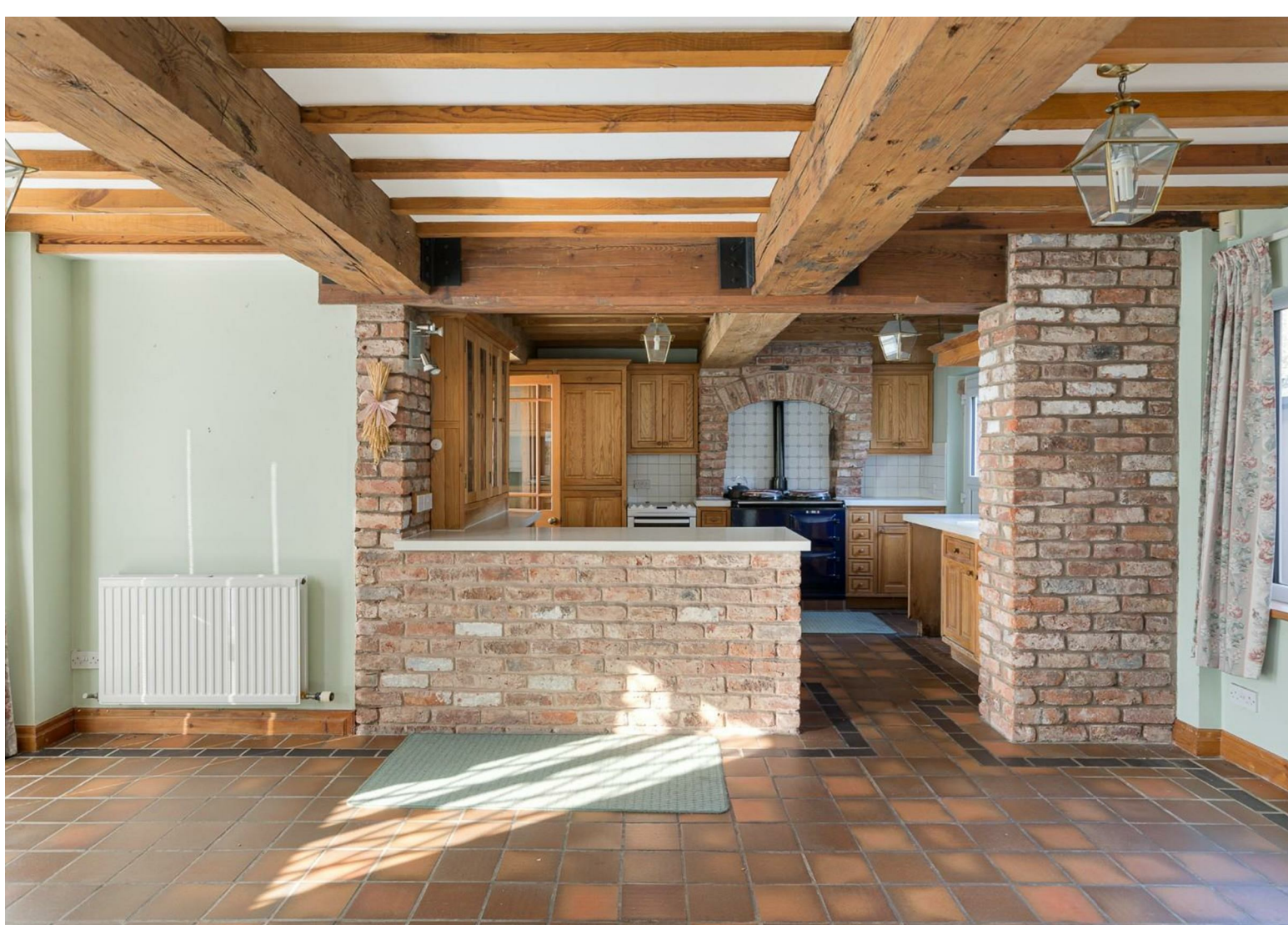
EXTERIOR

The front door is accessed across a paved courtyard which features raised beds housing mature shrubs. This is owned by No. 8, however has common access to the other properties for access.

The principal rear garden has been transformed and landscaped by the current owners to include a variety of mature shrubs and trees, specimens to include Acer, Wisteria and Clematis. A paved patio is to the immediate rear elevation and services the two patio doors and a paved path leads to the rear of the garden through a wooden pergola. Stone walls to boundaries. Water butt to front, water tap to front and rear of property.

PADDOCK

Laid predominantly to pasture with a collation of mature trees



and two ponds. At the top end there is a brick outhouse housing two loose boxes (both extending to 16' 1" x 12' 9" (4.905m x 3.890m)) and a tack room with concrete flooring, power, light and water connected.

Adjacent to the Brick Outhouses there is a gravelled area, providing access to the loose boxes from the shared driveway and houses a large greenhouse.

COMMUNAL TENNIS COURTS AND PADDOCKS

All of the properties at Ridley Hill Farm have the benefit and enjoyment of being able to use the communal tennis courts and the adjacent paddock for their own recreational use and of which is maintained by the Management Company.

ATTACHED DOUBLE GARAGE

20'2" x 19'3" (6.17 x 5.89)

Built of brick elevations beneath a pitched tiled roof, two electric operated shutter doors onto concrete flooring. The roof has been boarded and accessed via a staircase providing a great storage facility and which is currently used as a workshop with circular window to side, light and power connected both upstairs and downstairs.

SERVICES

We understand that mains water, electricity, LPG and private drainage are connected. There is a solar heating system for the hot water.

VIEWING

Viewing by appointment with the Agents Tarporley office.

TENURE

We believe the property is freehold tenure.

MANAGEMENT COMPANY INFORMATION

The monthly payment to Ridley Hill Management Company (RHMC) is £110.00.

RHMC is owned by all the property owners and managed by 4 elected owner directors. RHMC owns and looks after the driveway, tennis court, stables and paddocks and sewage system. There is a contractor who cuts the grass and hedges on a regular basis all year.

At 31 December 2018 the Ridley Hill Management Company accounts show there is a reserve fund of £28,000 This purpose of reserves is to have funds readily available to deal with any matter not covered by the monthly amount.

The management company have carried out a well planned programme of maintenance, with recent improvements made to the tennis court, driveway and sewage system. The £28,000 remaining is after these works were completed.

Full detail will be included within the contract of sale.



ROUTE

From the Agent's Tarporley office take a left turn out of the village in the direction of Nantwich passing The Swan Hotel and the Texaco/Spar on the left hand side. Upon reaching a junction take the left hand turn and join the A49. Proceed for a short distance and at the Four Lane End crossroads with the Red Fox Indian Restaurant on the right hand side take a right onto the A49 towards Whitchurch. Proceed along towards Tiverton and the 30 mph speed limit at Bunbury Heath. Proceed straight on and you will pass Panama Hatties on the right hand side. Upon reaching a crossroads take a right turn and an immediate right which is the entrance driveway to the development. Proceed along the driveway taking the right hand fork going past the paddock and into the turning/parking area in front of the garages.

ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.









Ridley Hill Farm

Pond

Pond

Pond

TOTAL AREA 2.1392 ACRES (0.866ha)

Promapv2
LANDMARK INFORMATION

0m 10m 20m 30m

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Ground Floor
Approx. 115.0 sq. metres (1238.3 sq. feet)



First Floor
Approx. 114.6 sq. metres (1233.4 sq. feet)



Total area: approx. 229.6 sq. metres (2471.7 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Arden Field, 8 Ridley Hill Farm, Ridley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	