



**RIDLEY GREEN FARM, WREXHAM ROAD, RIDLEY, NR. TARPORLEY, CW6 9RZ**



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# Ridley Green Farm, Wrexham Road

Ridley, Tarporley, CW6 9RZ

**Situated in an excellent location equidistant between Tarporley and Nantwich - a substantial detached farmhouse offering exceptionally spacious refurbished accommodation extending to 4,359sqft with the additional benefit of detached double garage, outbuilding and beautiful gardens and grounds - offered with no ongoing chain and at a very competitive price.**





## INTRODUCTION

Ridley Green Farm occupies a prominent position in a rural setting, and offers a wonderful sense of community and good access to nearby facilities.

Within the property, there is a good balance of character and charm along with all the practicalities of day-to-day living. The accommodation is generous throughout; set over three floors and with six large bedrooms, this is a brilliant family home.

The house is approached through electric gates, with a visitor driveway and parking to the front, and an everyday driveway at the rear providing access to ample parking and a double garage.

A paved path leads to the front door which opens into an impressive hall with a downstairs WC and stairs to the first floor. A door leads into a formal dining and sitting room with feature fireplace and French doors on to the rear garden. Beyond this area is a further reception room which could be used as a snug or playroom.

To the other side of the hall is a spacious study, and at the end is an attractive dining kitchen with an excellent range of storage units with granite work tops and a Rangemaster cooker. Adjacent to the kitchen is a utility room and downstairs cloakroom, with a door leading to the rear of the property.

On the first floor is the master bedroom with en suite bathroom, and three further bedrooms (the second bedroom has an en suite shower room) and a substantial family bathroom.

There are two further bedrooms and another family bathroom on the second floor, as well as a large games room.

The house sits in a generous plot, with stylish patio areas and gardens wrapping around the property. There is a useful brick garden store at the rear of the house, a detached timber storage building to the side of the garden in addition to a double garage.

## 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 also a railway station at 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. 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. 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 Green Farm is only 14 miles from Crewe where there is a regular rail service to London Euston (approximately 1½ hours).

#### ENTRANCE HALL

#### STUDY

16' 6" x 10' 6" (5.03m x 3.2m)

#### DINING/LOUNGE

34' 0" x 14' 3" (10.36m x 4.34m)

#### SITTING ROOM

15' 1" x 13' 2" (4.6m x 4.01m)

#### KITCHEN

16' 8" x 15' 11" (5.08m x 4.85m)

#### UTILITY

9' 2" x 6' 11" (2.79m x 2.11m)

#### FIRST FLOOR

#### LANDING

#### MASTER SUITE

16' 4" x 14' 2" (4.98m x 4.32m)



#### EN-SUITE

#### BEDROOM 2

16' 2" x 14' 10" (4.93m x 4.52m)

#### EN-SUITE

#### BEDROOM 3

18' 6" x 16' 4" (5.64m x 4.98m)

#### EN-SUITE

#### BEDROOM 4

16' 6" x 10' 8" (5.03m x 3.25m)

#### SECOND FLOOR

#### BEDROOM 5

16' 9" x 13' 3" (5.11m x 4.04m)

#### BEDROOM 6

18' 6" x 16' 10" (5.64m x 5.13m)

#### GAMES ROOM

17' 0" x 16' 9" (5.18m x 5.11m)

#### EXTERIOR

#### DOUBLE GARAGE

23' 0" x 23' 0" (7.01m x 7.01m)

#### SERVICES

We understand that mains water and electricity are connected. Private drainage system. Oil fired central heating.

#### VIEWING

By appointment with the Agents' Tarporley office.

#### TENURE

We understand the tenure to be freehold.

#### ROUTE

From the agents office in the centre of Tarporley continue down the High Street in the direction of Nantwich. Continue along Nantwich Road until reaching the A49 traffic lights. Turn left on the A49 and continue reaching the Red Fox Crossroads. Turn right and continue along the A49 in the direction of Whitchurch passing through Beeston, Bunbury and Spurstow continue for another two miles and take the left hand turn signposted Nantwich. On the left hand side will be a Wright Marshall for sale board. The gated entrance to the development will be found on the left.













# RIDLEY GREEN FARMHOUSE

Approximate Gross Internal Area : 405.02 sq m / 4359.59 sq ft

Garage : 49.28 sq m / 530.44 sq ft

Store : 18.75 sq m / 201.82 sq ft

Total : 473.05 sq m / 5091.86 sq ft

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Energy Performance Certificate



Ridley Green Farm,  
Wrexham Road,  
Ridley,  
TARPORLEY,  
CW6 9RZ

Dwelling type: Detached house  
Date of assessment: 21 April 2010  
Date of certificate: 22 April 2010  
Reference number: 0579-2859-6744-9120-2411  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 394 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	72	66	68

**Energy Efficiency Rating**  
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

**Environmental Impact (CO<sub>2</sub>) Rating**  
Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	170 kWh/m <sup>2</sup> per year	162 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	11 tonnes per year	11 tonnes per year
Lighting	£428 per year	£216 per year
Heating	£1,421 per year	£1,475 per year
Hot water	£210 per year	£210 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.  
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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A49

Area : 0.942 acres (0.381 ha)

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Licence number 100022432. Plotted Scale - 1:1250



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