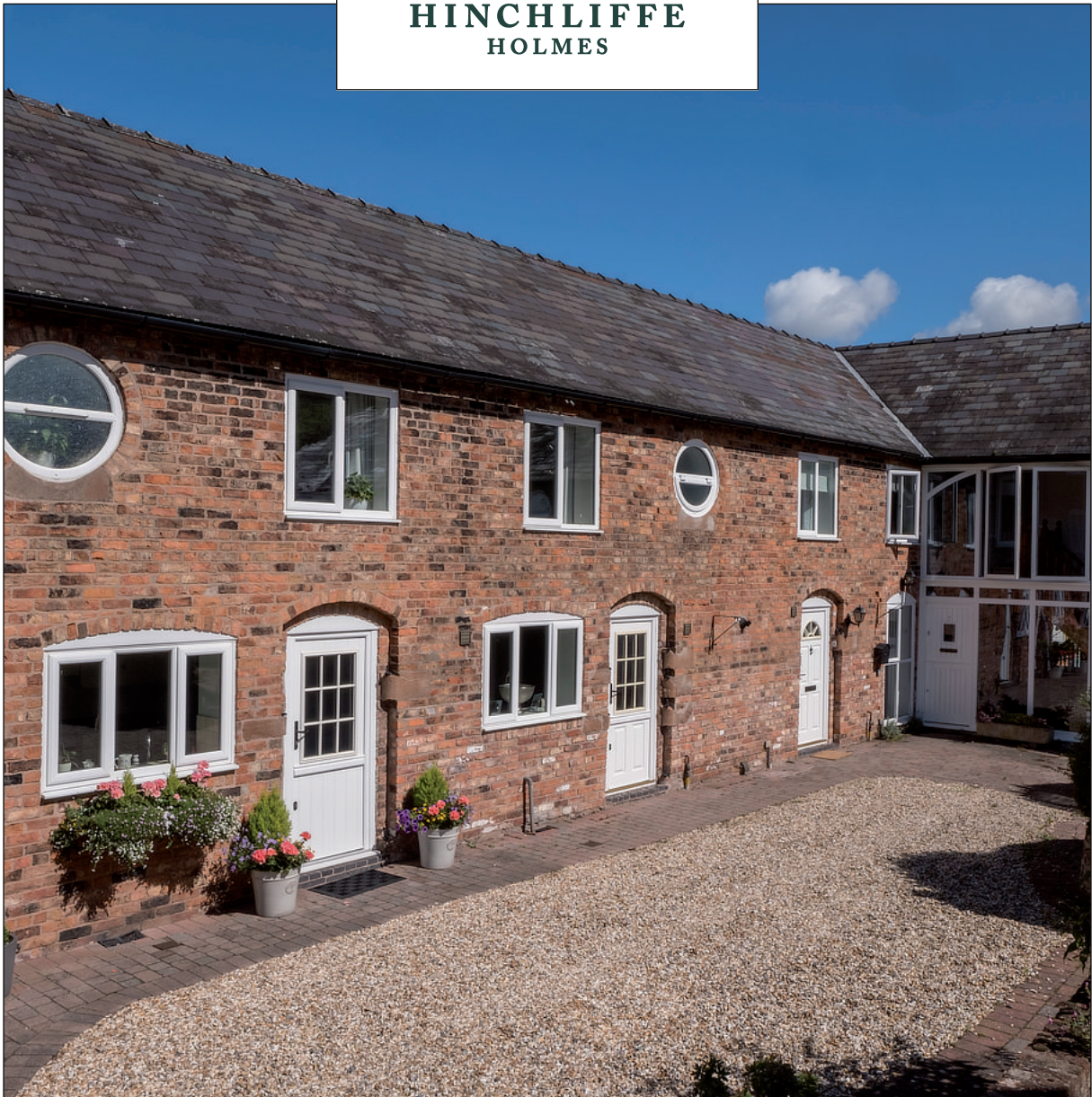


# 6 RIDLEY HILL FARM

Wrexham Road | Ridley | CW6 9RX



**HINCHLIFFE**  
HOLMES



*Situated in a quiet, picturesque sought-after location with views across open farmland, an immaculately presented, upgraded, and extended barn conversion with flexible accommodation and character features throughout. Landscaped private gardens, designated parking, and double garage.*



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Situated in a quiet, picturesque sought-after location with views across open farmland, an immaculately presented, upgraded, and extended barn conversion with flexible accommodation and character features throughout. Landscaped private gardens, designated parking, and double garage.

Ridley is a quiet semi-rural hamlet renowned for its natural beauty and proximity to surrounding countryside and major road network links. 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.

For the business traveller, in addition to road links to the motorway network (M6 and M56) there is good access to the train network, with access to Liverpool, Manchester, Birmingham, North Wales and London from Crewe Station (approx. 20 mins away). Manchester and Liverpool International Airports are 40 mins to 1 hour drive away.

The nearby village of Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, post office butcher, three public houses and a beautiful Church which dates back over 1000

years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note, is Bunbury Primary School which enjoys a reputation for academic excellence. Tarporley is renowned for its historic High Street and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. Additionally, Tarporley has the added benefit of two highly regarded golf courses. Tarporley has two churches and both primary and secondary schools. The market town of Nantwich the full range of amenities, including supermarkets, retail parks, sports centre, and a year-round schedule of cultural events.

For those who enjoy rural living, there are many spectacular walks along the Peckforton Hills, about 3 miles to the east, through National Trust Land and along the Sandstone Trail, with views to the Welsh Hills. The gardens of Cholmondeley Castle are only two miles to the south, and there are a variety of high-quality gastropubs locally including The Bickerton Poacher, The Pheasant in Burwardsley, the Dysart Arms in Bunbury and The Cholmondeley Arms on the A49.

## GROUND FLOOR

Entrance Hall  
Lounge  
Orangery  
Dining Room  
Kitchen  
Utility Room  
WC

## FIRST FLOOR

Landing  
Bedroom One - En-suite  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Bathroom

## OUTSIDE

Garage  
Parking  
Gardens

















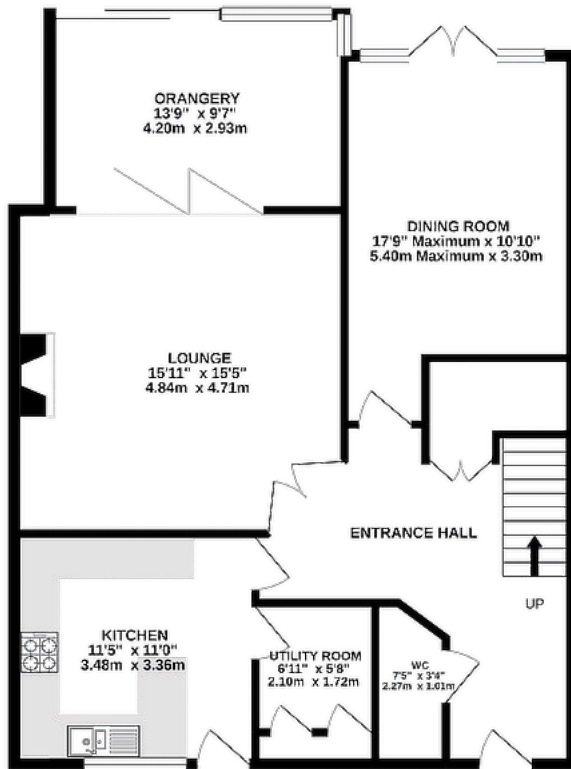




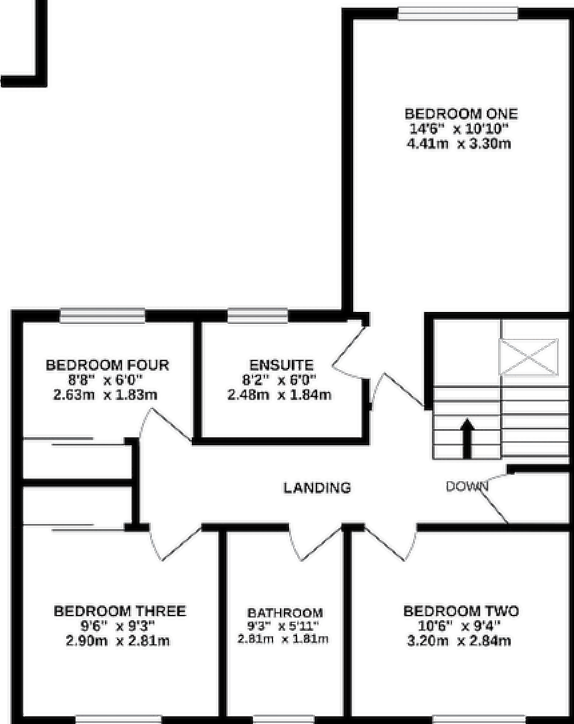




**GROUND FLOOR**  
912 sq.ft. (84.7 sq.m.) approx.



**1ST FLOOR**  
675 sq.ft. (62.7 sq.m.) approx.



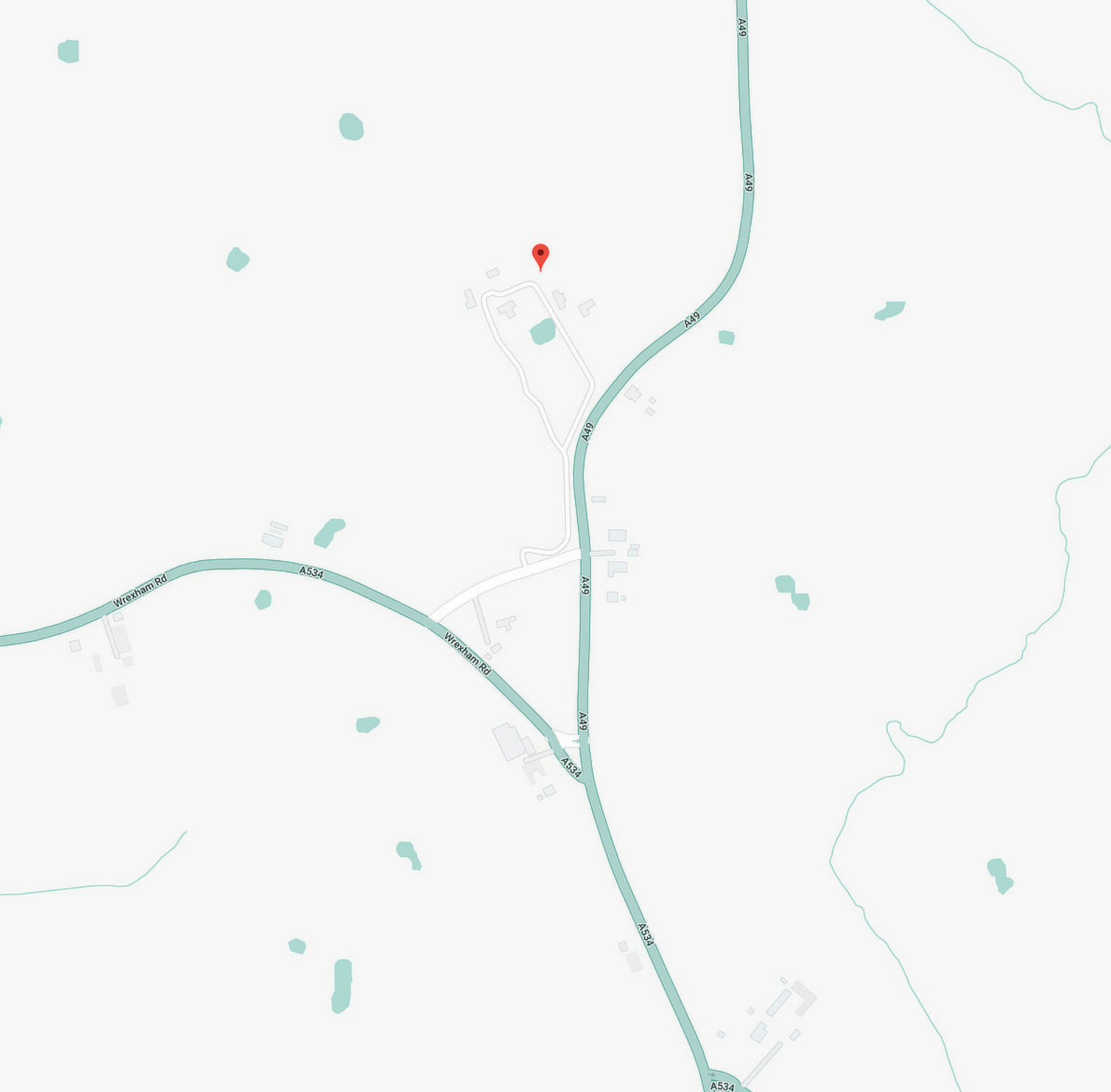
TOTAL FLOOR AREA : 1587 sq.ft. (147.4 sq.m.) approx.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

Please note:- There is a Management Charge for the maintenance of the development which is managed within the development.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity and LPG central heating are connected.

#### LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band F.

#### POSSESSION

Vacant possession upon completion.

#### VIEWING

Viewings strictly by appointment through the Agents.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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