



**Floor Plans**  
(Not to scale)

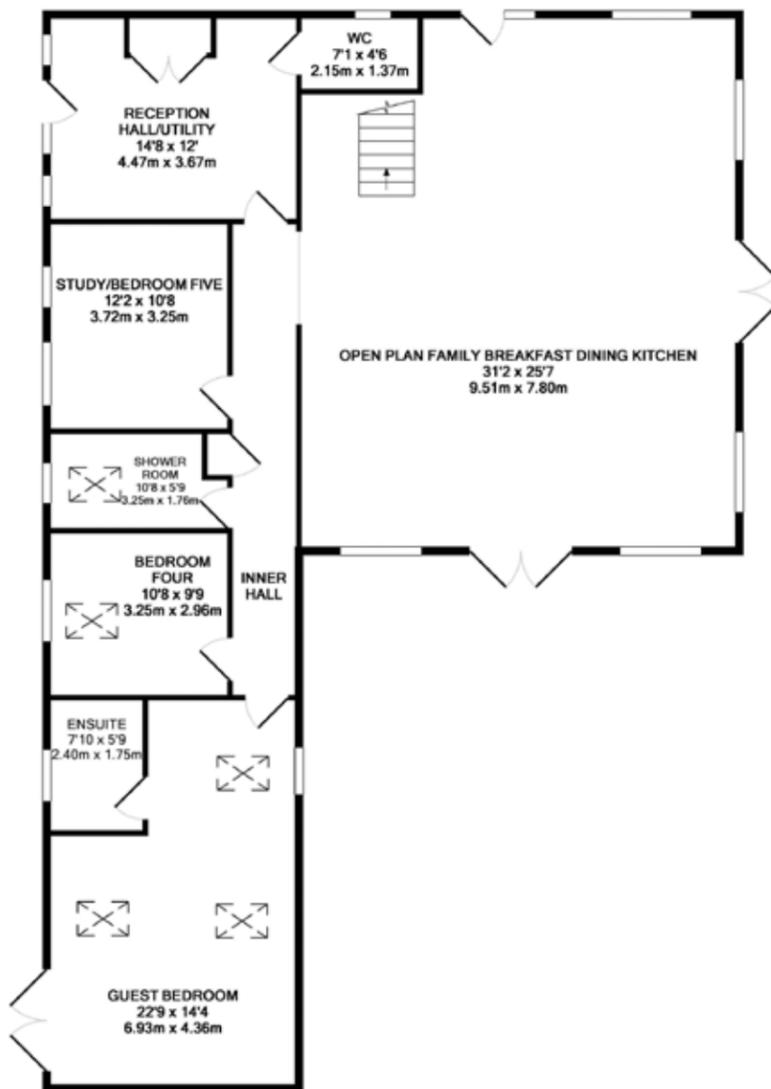


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

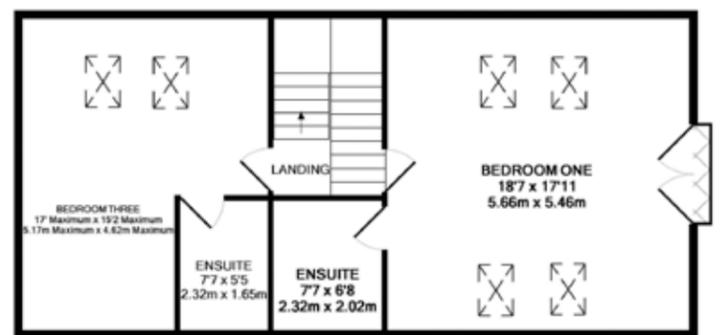
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1715 SQ. FT.  
(159.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 730 SQ. FT.  
(67.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2445 SQ. FT. (227.1 SQ.M.)

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.

Made with Metropix ©2018

**TARPORLEY**

56B High Street, Tarporley  
Cheshire CW6 0AG

**01829 730 021**

tarporley@hinchliffeholmes.co.uk

**NORTHWICH**

28 High Street, Northwich  
Cheshire CW9 5BJ

**01606 330 303**

northwich@hinchliffeholmes.co.uk

# Bank Farm Barn

Wrexham Road, Ridley, Cheshire CW6 9SA

 2 Reception Rooms  5 Bedrooms  4 Bathrooms

*Situated in a superb location with wonderful undisturbed views across the Cheshire Plain, an exceptional quality BRAND NEW detached barn conversion, positioned on approximately 0.75 of an acre and converted to exacting standards with circa 2,500 sq.ft. of flexible accommodation and outstanding specifications throughout. Landscaped south-facing private gardens, gated entrance opening onto private extensive driveway providing off road parking and detached double garage.*

## LOCATION

Ridley is a quiet semi-rural hamlet positioned within 9 miles of Malpas and 7 miles of Nantwich. Ridley, Bulkeley and the nearby villages of Bickerton and Peckforton are renowned for their natural beauty and proximity to surrounding countryside. 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. The extensive amenities of Chester City Centre can be accessed within 20 minutes drive. 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. 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 and the Dysart Arms are all within a short distance whilst those who enjoy a bracing walk can even venture to the Pheasant Inn in Burwardsley, an outstanding Pub/Restaurant that enjoys truly magnificent and far reaching elevated views.

## DIRECTIONS

From our office in Tarporley, proceed down to High Street towards the A51 bypass. At the junction turn left in the direction of Nantwich. At the traffic lights with the Red Fox Indian on the right hand side, turn right onto the A49 (Whitchurch Road). Proceed passing Beeston Market on the right and side and The Wild Boar Hotel on the left and on approach into Ridley turn right onto the A534 (Wrexham Road) signposted Wrexham. Proceed for a short distance and the property will be found on the left hand side clearly identified by a Hinchliffe Holmes For Sale board.

## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

## BANK FARM BARN

Bank Farm Barn is an executive and high quality BRAND NEW detached barn conversion of circa 2,500 sq.ft. and positioned in approximately 0.75 of an acre.

The specification is excellent, and far above that typically offered. In addition to thoughtful and a well-designed layout ideal for the family and disabled or elderly parents, the property has private south-facing gardens with over 150 square meters of Brazilian Black Slate providing fantastic outside entertaining space, a generous parking arrangement and a Detached Double Garage along with outstanding views across the Cheshire Plain.

The internal specification includes, underfloor heating to the Ground Floor individually controlled by LED thermostats with Oak flooring and ceramic porcelain Italian tiles, a Large Reception Hall, Separate WC, superb Open Plan Family Breakfast Dining Kitchen with built-in Neff appliances and double doors giving access to the gardens, two DOUBLE bedrooms, Family Bathroom with free-standing bath, Wet Room and Study/Occasional Bedroom Five.

To the First Floor; Large Landing and two further DOUBLE Bedrooms both with En-suites facilities and Velux roof lights with electronic closing sensors.

## GROUND FLOOR

Reception Hall/Utility 4.47m (14'8) x 3.66m (12')

Separate WC 2.16m (7'1) x 1.37m (4'6)

Open Plan Family Breakfast Dining Kitchen  
9.5m (31'2) x 7.8m (25'7)

Family Area

Dining Area

Breakfast Kitchen Area

Guest Bedroom 6.93m (22'9) x 4.37m (14'4)

En-suite Wet Room 2.39m (7'10) x 1.75m (5'9)

Bedroom Four 3.25m (10'8) x 2.97m (9'9)

Study/Occasional Bedroom Five  
3.71m (12'2) x 3.25m (10'8)

Family Bathroom 3.25m (10'8) x 1.75m (5'9)

## FIRST FLOOR

Landing

Bedroom One 5.66m (18'7) x 5.46m (17'11)

En-suite Shower Room 2.31m (7'7) x 2.03m (6'8)

Bedroom Three 5.18m (17') Max x 4.62m (15'2) Max

En-suite Shower Room 2.31m (7'7) x 1.65m (5'5)

## OUTSIDE

Garden and Paddock

Detached Double Garage

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Cheshire East Council.

## POSTCODE

CW6 9SA

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

