



“The Dairy”, Wrexham Road, Ridley CW6 9SA

CHESHIRE
LAMONT



A simply exceptional and most substantial newly constructed six bedroom detached individual residence standing in delightful gardens and grounds to four acres affording impeccably designed and appointed accommodation with stunning architectural features and fixtures within 4174 sqft incorporating superb open plan living areas with considerable style and versatility with six reception rooms. Standing in delightful Cheshire countryside with views to both Beeston and Peckforton Castles and affording open far reaching South facing aspects. Detached two storey garaging house and extensive entertaining terraces.

- A simply outstanding and highly individual newly constructed residence
- Standing in wonderful Cheshire countryside with superb views
- Impeccably designed, constructed and appointed to the highest of specifications
- Incorporating stunning architectural and design features of the highest calibre
- Affording considerable accommodation of exceptional versatility with six reception rooms
- With large vaulted galleried atrium and large open plan living zones flooded with natural daylight
- Providing significant six bedroom accommodation and six bathrooms within two wings
- Within extensive gardens and paddock grounds to 4 acres with permission for stabling
- Two storey garaging house incorporating workshop and shower room, extensive entertaining terraces
- Contemporary and professionally styled throughout to provide a unique country home

Agents Remarks

The Dairy has been designed and subsequently constructed to exacting standards utilising carefully considered architectural details and features to provide an exceptional individual residence of extraordinary appeal with attributes from Gail Marsden Design Ltd and



Asheville Interior Design. The property provides incredible spacious reception and bedroom accommodation arrayed in North and South wings from a stunning vaulted galleried circular atrium with a bespoke Oak and glazed splayed staircase providing a spectacular entrance with potential for combined dwelling or similar. The Dairy occupies a lovely position within delightful surroundings and countryside with views of the Peckforton and Bickerton Hills. The area is prized for its rural pursuits, tranquil villages, high quality restaurants and public houses and is close to the charming Cheshire villages of Tattenhall and Tarporley. The area is ideally situated for daily commuting to Chester, Wrexham and beyond. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A contemporary paved path forms a delightful approach to principal entrance door to the property and affords lovely views of Beeston and Peckforton Castles through the main gateway.

Reception

A high quality composite matt black door leads to glorious feature vaulted and circular atrium reception hall providing a stunning entrance to the property. High quality Oak plank flooring throughout. Splayed Oak step and glazed contemporary staircase ascending to split landings to first floor. Column radiator with thermostat. Recessed lighting. High overhead velux windows to East and West elevations and full height double glazed window to west elevation with lovely far reaching viewings. Further high window to East elevation overlooking gardens and paddock. Fitted reception furniture incorporating shelving and cupboards for storage. From reception hall an Oak panel door leads to:

Study/Home Office 9' 8" x 5' 10" (2.95m x 1.77m)

Double glazed window to East elevation overlooking gardens and paddock. Radiator. Recessed lighting.

Cloakroom

A stunning contemporary cloakroom with stainless steel photographers sink upon stainless steel stand with mirrored splashback and light over. WC. Porcelain tiled flooring and walling. Curved feature wall.

Hallway

Radiator. uPVC double glazed door to South facing patio terrace. Oak panel door leads to;

Playroom 11' 3" x 10' 6" (3.43m x 3.21m)

Double glazed window to West facing courtyard. Radiator.



Sitting Room (Parlour Room) 14' 11" x 12' 8" (4.55m x 3.86m)
Double glazed windows to front elevation providing outstanding views of Peckforton and Bickerton Hills and Beeston Castle. Column radiator with thermostat. Recessed ceiling lighting. Fitted carpet.

Bedroom Six 11' 4" x 9' 11" (3.45m x 3.03m)
Double glazed window to front elevation with lovely far reaching viewing. Central heating radiator. Recessed ceiling lighting. Fitted carpet.

Bathroom

A stunning contemporary style bathroom suite with a raised tiled wet floor shower area with full height screen and overhead shower. A tiled double-ended panel bath with central shower tap. Coordinating matt black towel radiator. Vanity wash sink with cupboards beneath. WC. Fully tiled walls. Tiled flooring. Recessed lighting. Underfloor heating. Illuminated mirrors.

Bedroom Five 11' 1" x 9' 8" (3.37m x 2.94m)
Recessed ceiling lighting. Double glazed window to front elevation. Central heating radiator with thermostat. Fitted carpets.

Sitting Room incorporating Open Plan Kitchen 23' 0" x 14' 11" (7m x 4.55m)

With stunning views to the rear over open countryside and to Maiden Hill in the distance via double glazed bi-folding doors. Two double glazed windows to front elevation with views to Beeston and Peckforton Castle. Tiled flooring throughout. Radiators. Full height double glazed window. The kitchen area to be equipped with a range of base and wall mounted units incorporating appliances. Combination boiler.

South Wing

From the impressive hallway open access leads to the South Wing of the property with simply exceptional open plan design and stunning South facing rural views over open rolling undulating Cheshire Countryside via full panel bi-folding doors leading to an extensive paved patio terrace.

Lounge Area/Sitting Room 20' 4" x 14' 1" (6.21m x 4.30m)
Oak plank flooring. Two double glazed windows to gardens and paddocks. Wall mounted contemporary styled television display area with insert Bio Ethanol fireplace. Column radiators.

Dining Area 16' 8" x 16' 6" (5.07m x 5.03m)
High quality Oak plank flooring throughout with open access to Lounge area. Two column radiators. Two double glazed windows to West elevation. Panel door to laundry room/housekeeping. Open access leads to:



Open Plan Family Dining and Living Kitchen Area 27' 7" x 16' 11" (8.40m x 5.15m)

Impeccably appointed with a sensational contemporary kitchen with Quartz working surfaces and matt black fronted finish. Stunning base units incorporating full height pantry cupboard with shelving. Twin integrated Bosch electric ovens with twin Bosch microwave ovens over. De Dietrich induction hob in white. Underslung twin bowl sink with mixer tap incorporating boiling tap. Integrated dishwasher. Large central dining island with cupboards beneath and incorporating integrated drinks fridge. Full height integrated larder freezer. Full height integrated larder fridge. Underfloor heating to Kitchen/Family area.



Laundry Room 11' 3" x 9' 8" (3.43m x 2.95m)

Base unit with single drainer sink unit and mixer tap. Plumbing for automatic washing machine with dishwasher beneath. Feature circular curved full height pantry cupboard incorporating shelving. Tiled floor. Door to outside. Recessed lighting. Boiler cupboard with wall mounted boiler. Pressurized vented system.

Stairs ascend from Atrium Hall

Split stairway leads to galleried landing to the North Wing with stunning aspects over entrance and reception hallway. Velux window to West elevation. Radiator.

Bedroom Three 13' 1" x 9' 9" (3.99m x 2.98m)

With velux window overlooking East elevation. Radiator.



Ensuite Shower Room

Beautifully appointed with fully tiled flooring and walling. Walk in wet floored shower with overhead shower and full height screen. Vanity wash basin with mixer tap. WC. Radiator.

Bedroom Two 11' 8" x 11' 4" (3.55m x 3.45m)

Dressing area with partially vaulted ceiling incorporating fitted wardrobe and dressing table. Door leads to:



Ensuite Bathroom

With tiled panel bath, shower screen and overhead shower. WC. Wall mounted wash hand basin. Fully tiled flooring and walling. Chrome towel radiator. Velux window to West elevation.

Stairs ascend to South Wing

Landing

With Velux window to West elevation providing lovely views. Panel door leads to:



Bedroom Four 11' 3" x 9' 9" (3.43m x 2.98m)

Velux window to East elevation. Radiator. Panel door leads to:

Ensuite Shower Room

Fully tiled wet floor shower cubicle with full height screen. Vanity wash basin. WC. Towel radiator. Illuminated fitted mirror.

Principal Bedroom Suite

A delightful self contained suite with a principal dressing room incorporating full height fitted wardrobes with sliding fronts incorporating shelving and drawers. Further dressing area and potential Nursery area (if required). Radiator. Double glazed window to West elevation. Panel door leads to:

Principal Bedroom 16' 11" x 15' 1" (5.15m x 4.60m)

Outstanding uninterrupted South facing countryside views over undulating Cheshire farmland. Gabled double glazed windows to South elevation. Oak plank flooring. Velux window to East elevation. Open access to:

Principal Ensuite Bathroom

Handsome marble tiled flooring and walling. Exceptional freestanding roll top copper nickel coated bath with contemporary tap and shower stand to side. Coordinating copper nickel plated sink with tap upon tiled plinth surround. Illuminated mirror. Large walk in shower with wet floor incorporating tiled seat and with overhead shower. Recessed lighting. Expulsion fan. Underfloor heating. Panel door leads to WC.

Externally

The property is approached via an impressive pillared gateway incorporating electric remote controlled double gates which lead over a large driveway providing excellent parking facilities and continues to the detached garaging house. The Dairy stands in extensive gardens which extend to the front, side and rear of the property with adjoining grassed paddocks contained within post and rail fencing. Planning Permission exists for two stables and tack room.

Detached Two Storey Garaging Block

Twin doors lead to garaging, ground floor shower room enclosure and with stairs to side leads to;

Self Contained Grooms Accommodation 27' 0" x 21' 0" (8.23m x 6.40m)

Over garage.

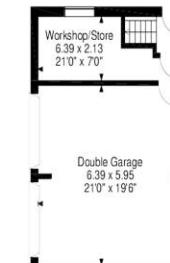
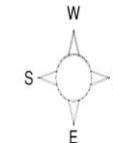
Tenure

Freehold

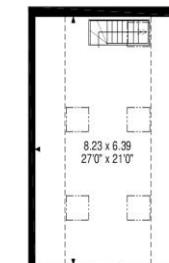
The Dairy, Wrexham Road Ridley, Tarporley

Main House internal area 4,174 sq ft (388 sq m)

Garage Building internal area 902 sq ft (84 sq m)



Garage Ground Floor



Garage First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Services

LPG gas central heating, two boilers, bio system water treatment plant, mains electricity and water.

Directions

From Nantwich proceed through the village of Faddiley on the Wrexham Road and continue towards Wrexham. Upon reaching A49 turn right towards Tarporley and turn left along A534 for approximately a mile and The Dairy is situated on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	65
(39-54)		E	70
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



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www.cheshirelamont.co.uk

Chestnut Pavilion
Taporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441