SPRINGCROFT PADDOCK WREXHAM ROAD RIDLEY TARPORLEY CW6 9SA
Set in a plot of just under 1.5 acre and enjoying beautiful rural views to all four sides - a distinctive late 1920's four bedroom detached house with numerous features of merit including south facing gardens, two small paddocks, double garage with office / studio and further useful outbuildings.
Wright Marshall Estate Agents are delighted to offer for sale Springcroft Paddock, a beautiful detached house of considerable character, dating from late the 1920’s. When it comes to location, this wonderful property is difficult to better. Set in an overall plot of just under 1.5 acre, there is a sweeping gravelled driveway, fabulous rural views to four sides, delightful south facing rear garden, two paddocks, a useful range of outbuildings and a double garage with garage / studio.

The house itself is versatile, elegant and spacious. The entrance hall is a terrific opening to the accommodation being of impressive proportion, as is typical of houses from this era. It has a tessellated Minton tiled floor. The reception rooms at ground floor level provide flexibility of use. The L shaped living dining room is a large open space that has a feature fireplace and direct access to the south facing rear garden. The sitting room has a front aspect bay window and is of such good proportion that it can also be used as a ground floor bedroom, if required.

The farmhouse style breakfast kitchen has ample space within it for table and chairs in addition to a comprehensive range of units. The utility room completes the ground floor.

At first floor level the Master Bedroom has fitted bedroom furniture, far reaching views and an en suite shower room. Three further bedrooms are served by a good size family bathroom.

Overall the house is attractively presented and offers light, characterful and elegant accommodation that can be immediately moved into and enjoyed. In would not though be a surprise to see a future buyer invest capital expenditure into the house so as to tastefully modernise some aspects or even (subject to planning) extend the existing footprint further.

Externally there is an abundance of terrific features. The electrically operated gated driveway secures a sweeping approach to the front and down the side of the house. To the front, in addition to the large turning circle, there is a double garage with additional office / studio - ideal for those working from home. The courtyard at the rear of the garden contains a useful range of outbuildings. These can be used to support an equestrian interest or, subject to planning being granted, some potential for ancillary residential accommodation.

The south facing gardens are a delight and extremely private. The paddocks are ideal for those with a horse or pony whilst the views from every aspect are open and appealing.

This lovely home is offered for sale for the first time in twelve years. It is utterly enchanting and a viewing is strongly recommend. For a personal description of the property contact Jonathan Spencer of Wright Marshall Estate Agents.

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 Wrexham. 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).

ENTRANCE HALL
18' 3" x 6' 1" (5.56m x 1.85m) Front entrance door with obscured glass panels. Tessellated floor. Staircase with spindled balustrade rising to first floor. Deep understairs storage cupboard. Radiator with bespoke cover. Doors to sitting room, living/dining room and breakfast kitchen.

SITTING ROOM/DINING ROOM
17' 8" x 10' 11" (5.38m x 3.33m) Feature front aspect bay window with superb aspect over gravelled driveway and gardens. Feature fireplace with coal effect fire inset. Side aspect double glazed windows with rural view. Radiator with bespoke cover. Fitted shelving. Fitted cupboards. Coved ceiling. Door to the entrance hall.
BREAKFAST KITCHEN
24' 4" x 15' 10" (7.42m x 4.83m) Fitted with a range of wall and floor cupboards together with sliding drawers and wooden edge preparation surfaces throughout. Integrated appliances include a four ring halogen hob with multi speed extractor hood over. One and half bowl sink with chrome mixer tap and drainer unit set beneath side aspect UPVC double glazed window. Fitted double oven. Fitted refrigerator and freezer. Four open fronted corner display units. Integrated dishwasher. Fully tiled floor. Triple width front aspect window enjoying an excellent aspect over driveway and front garden. Recessed ceiling spotlights. Tiled surround to preparation surface. Three glass fronted crockery display cabinet. Two side aspect UPVC double glazed windows. Double panel radiator. Glazed door leading to the utility room.

LIVING/DINING ROOM
26' 8" x 17' 6" (8.13m x 5.33m) An elegant 'L' shaped reception room with dual aspect light. Feature fireplace comprising marble hearth inset with carved timber surround and inset coal effect fireplace. Fitted shelving and cupboards either side of fireplace. Two radiators each with bespoke cover. Side aspect double glazed windows. Coved ceiling. Double width patio doors opening onto and overlooking the south facing rear garden.

UTILITY ROOM
15' 2" x 6' 1" (4.62m x 1.85m) Fitted with range of wall and floor cupboards together with Belfast sink with mixer tap. Triple width side aspect double glazed window. Rear aspect UPVC double glazed window. Recently installed Worcester boiler. Space for washing machine and dryer. Fully tiled floor. Stable door leading to side.

FIRST FLOOR

LANDING
14' 11" x 6' 7" (4.55m x 2.01m) Radiator with bespoke cover. Staircase with spindled balustrade leading down to the entrance hall. Large side aspect UPVC double glazed picture window. Doors to four bedrooms and family bathroom. Access to loft space.

BEDROOM 1
15' 6" x 15' 5" (4.72m x 4.7m) Side and rear aspect UPVC double glazed windows both enjoying splendid rural views. Two radiators each with bespoke cover. Floor to ceiling limed wood fitted wardrobes. Open fronted book shelf/display niches. Two wall light points. Coved ceiling. Double width doors leading to en-suite bathroom.

EN-SUITE BATHROOM
7' 2" x 4' 11" (2.18m x 1.5m) Fitted with suite comprising low level w.c. Pedestal wash hand basin with chrome mixer tap. Panelled Whirlpool bath with mixer tap. Fully tiled area over housing Mira electric shower unit. Side aspect double glazed window. Fully tiled walls. Heated towel rail/radiator. Recessed ceiling spotlights. Double width doors leading to the bedroom.
BEDROOM 2
12’ 0” x 11’ 0” (3.66m x 3.35m) Side and rear aspect double glazed windows. Double panel radiator. Coved ceiling. Double width fitted wardrobe. Fitted shelf set into display niche.

BEDROOM 3
10’ 6” x 10’ 4” (3.2m x 3.15m) Triple width wooden frame double glazed window. Radiator with bespoke cover. Double width fitted wardrobe. Coved ceiling. Door to landing.

BEDROOM 4
8’ 9” x 5’ 11” (2.67m x 1.8m) Front aspect double glazed window. Single panel radiator. Extensive fitted shelving.

FAMILY BATHROOM
8’ 10” x 8’ 5” (2.69m x 2.57m) Fitted with suite comprising Heritage suite with low level w.c., pedestal wash hand basin with chrome taps, corner panelled bath with chrome taps and fully tiled shower enclosure with Mira Excel shower unit. Part tiled walls. Airing cupboard with louvred door, slatted shelving and lagged hot water cylinder. Light with shaver socket point over wash hand basin. Door to landing.

EXTERIOR
The property opens with wrought iron electrically operated gates set beneath stone pillars. These open to secure a long stone edged gravelled driveway flanked by lawn and leading to a wide turning and parking area. To the left of the turning and parking area is the excellent double garage/office/studio whilst the formal gardens span to the right of the house.

The formal garden to the right is principally laid to lawn but also has a yorkstone path and a useful outbuilding that can be used as an implement store. To the left of the house the gravelled driveway continues skirting the formal gardens and leading to the properties outbuildings. The principal area of garden enjoys a southerly aspect and is not overlooked from any angle or aspect. The garden is principally laid to lawn but there are also beautifully stocked beds and borders and a raised patio area.

DOUBLE GARAGE
17’ 6” x 17’ 11” (5.33m x 5.46m) Power and light connected. Access to eaves storage. Obscured glass side aspect window. Twin up and over doors.

HOME OFFICE/STUDIO
13’ 4” x 10’ 0” (4.06m x 3.05m) Side and rear aspect UPVC double glazed windows. Recessed ceiling spotights. Door leading to the outside. Door to cloakroom.

CLOAKROOM
5’ 4” x 3’ 6” (1.63m x 1.07m) Fitted with low level w.c. and wall mounted wash hand basin. Side aspect UPVC double glazed obscured glass window.
GARDENERS CLOAKROOM
5’7” x 3’0” (1.7m x 0.91m) Low level w.c. Wall mounted wash hand basin.

STABLES AND OUTBUILDINGS
Beyond the formal gardens there is an excellent yard area. The yard area has to the left an enclosed vegetable garden with greenhouse. To the right there are two well fitted stables, sealed tack room both with electricity and water.
Tack Room 11’9” x 7’8”
Stable 11’9” x 11’7”
Stable 11’9” x 11’7”
Large Hay Barn 33’2” x 21’10”
Open fronted and high enough to house full size horsebox.
Storage Barn 22’ x 11’8”
Beyond the hay barn and accessed via a five bar gate there is a paddock area split into two enclosures with a five bar gate separating them and water troughs in both paddocks. Post and rail fencing to all boundaries. There is a corrugated metal field shelter within the first of the two paddocks. It should be noted that the property has outstanding levels of seclusion of privacy and views of countryside beyond the paddocks. The overall acreage extends to just under 1.5 acre.

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 our office in the centre of Tarporley proceed out of the village in the direction of Nantwich - passing the Texaco petrol station/Spar on the left hand side. Upon reaching the T-junction with the A49 turn left. Proceed 500 yards to the traffic lights with the Red Fox Indian Restaurant on the right hand side and turn right onto the A49 (Whitchurch). Continue through the villages of Beeston, Bunbury and Spurstow (about two miles in all). On passing Panama Hatties restaurant (to your right) proceed for a further mile and a half and take a right turn for the A534 (Wrexham). Proceed for a very short distance and at the next junction take a further right, onto the A534 (Wrexham). Proceed along the road and the property will be found on the left hand side clearly marked with a Wright Marshall for sale board.