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2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**Lodge 5, Ladera Retreat,**  
Eaton, Congleton,  
Cheshire CW12 2NL

**Selling Price: £240,000**

- NO CHAIN
- LUXURIOUS COUNTRYSIDE LODGE RETREAT
- THREE BEDROOMS
- LARGE TIMBER DECKED TERRACE
- SET WITHIN 22 ACRES OF COUNTRYSIDE
- A FANTASTIC HOLIDAY RETREAT/SECOND HOME
- WE'RE ADVISED LODGE IS APPROX 1100 SQ FT



## FOR SALE BY PRIVATE TREATY (Subject to contract)

What could be more relaxing than owning a luxury lodge set in 22 acres of woodland in the heart of Cheshire countryside. This beautiful lodge is sumptuously appointed to a most fastidious standard providing the perfect retreat for those searching for a UK base, holiday/second home or weekend hideaway.

Found on the edge of the Peak District, famous for its stunning landscapes and invigorating walks, the towns of Congleton and Macclesfield are just a short drive away and Manchester is just an hour away by car should you feel the need to re-connect with the world away from the haven of your lodge. Closer by, you'll find a good selection of restaurants and eateries in Prestbury, Wilmslow and Alderley Edge offering everything from French and Italian to Chinese and Indian, ensuring every taste and mood is catered for.

Set behind secure gates in a private conservation area, this **THREE** bedroom, two bath/shower room lodge offers unrivalled upmarket bespoke accommodation. The living areas are light airy, open plan, featuring vaulted ceilings with the lounge enhanced with double bi fold doors opening onto the extensive front timber decking area, enjoying a vista over an picturesque open green space with large pond. The kitchen is well equipped, boasting tasteful modern eye level and base units with granite preparation surfaces over. There is a separate utility with integrated washer and recessed space for a American style fridge/freezer. The inner hall provides doorways to the **THREE** bedrooms, with the master bedroom featuring a walk in wardrobe/dressing room and luxury ensuite shower room. The second bedroom is a good size with an array of fitted wardrobes, with the third bedroom currently utilised as a study/office. Finally completing the accommodation is the modern and tastefully fitted out bathroom.

Outside, the good sized plot supports extensive decking which runs to the side and then opens up to the main front

area of decking which provides a huge outside sitting and dining area with a beautiful outlook over woodland and large pond with water feature. The lodge is also provided with parking for at least two vehicles.

Manufactured by Oakgrove, recognised as a leading lodge manufacturer, this luxurious lodge is designed with comfort and opulence in mind, located in a quiet tranquil wooded estate - the perfect second home for anyone looking for a UK base or a weekend getaway. A stunning home or a relaxing weekend retreat! Terms apply - to be eligible for purchase, buyers are required to own a principle home elsewhere.

### The accommodation briefly comprises:

(all dimensions are approximate)

**MAIN SIDE ENTRANCE** : PVCu double glazed door to:

**RECEPTION HALL** : Natural oak floor. Cloaks cupboard. Low voltage downlighters inset.

**LOUNGE AREA 21' 2" x 12' 3" (6.44m x 3.74m)**: Angular ceilings with two Velux roof lights. Low voltage downlighters inset. PVCu double glazed windows to dual aspects. 13 Amp power points. Modern wall flush fitted electric fire with pebble effect. Contemporary style space saver radiator. Natural oak floor. Television aerial point. Two sets of folding sliding doors to the front aspect, which opens onto the large decked terrace with a vista over open green space and large pond with water feature.

**OPEN PLAN KITCHEN DINER** :

**Kitchen area 10' 11" x 7' 8" (3.33m x 2.34m)**: Angular ceiling. Low voltage downlighters inset. PVCu double glazed window to side aspect. Range of modern cream panel fronted eye level units with under pelmet lighting and base units having solid granite preparation surfaces over with preformed drainer and one and a half bowl stainless steel sink unit inset. Built in stainless steel 5 ring gas hob with stainless steel and glass extractor canopy over. Built in stainless steel double electric fan assisted oven and grill

with integrated microwave over. Integrated slimline dishwasher. Glazed tiled to splashbacks. 13 Amp power points. Granite peninsular breakfast bar with seating for two. Ceramic tiled floor.

**Dining area 12' 2" x 10' 2" (3.7m x 3.1m)**: PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Natural oak floor. PVCu double glazed French doors to outside terrace area.

**UTILITY 10' 2" x 5' 9" (3.1m x 1.76m)**: Angular ceiling with low voltage downlighters inset. Range of built in full length store cupboards to one wall, with one housing a Worcester gas combination boiler. Recessed space for American style fridge/freezer. Single panel central heating radiator. Ceramic tiled floor. PVCu double glazed door to side aspect.

**INNER HALLWAY 10' 4" x 3' 1" (3.15m x 0.94m)**: Low voltage downlighters inset. Access hatch to storage above. Natural oak floor. 13 Amp power points.

**BEDROOM 1 10' 2" x 8' 10" (3.1m x 2.7m)**: PVCu double glazed window to side aspect. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points.

**EN SUITE** : PVCu double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: low level w.c., ceramic wash hand basin with double cupboard below. Walk in shower cubicle with glass screen housing a mains fed shower with rain head shower head and shower attachment. Extractor fan. Chrome centrally heated towel radiator. Stone effect tiles to splashbacks. Shaver point. Marble effect flooring with electric underfloor heating.

**DRESSING ROOM 6' 7" x 4' 0" (2.00m x 1.21m)**: Low voltage downlighters inset. Single panel central heating radiator. Open shelves and hanging rails.

**BEDROOM 2 10' 2" x 8' 10" (3.11m x 2.7m)**: Low voltage downlighters inset. Coving to ceiling. PVCu double glazed window to side aspect. Single panel central heating radiator. Fitted wardrobes to one wall.

**BEDROOM 3 / STUDY 10' 2" x 6' 11" (3.11m x 2.1m)**: PVCu double glazed window to side aspect. Low voltage downlighters inset. Coving to ceiling. Open fronted shelves. Oak effect base cupboards and shelves.

**BATHROOM 7' 10" x 6' 9" (2.39m x 2.07m)**: PVCu double glazed window to side aspect. Modern white suite comprising: low level w.c. with concealed cistern, ceramic wash hand basin with mixer tap and cupboards below. Ample bathroom store cabinets. Contoured bath with mains fed shower over. Glazed tiles to splashbacks. Chrome centrally heated towel radiator. Ceramic tiled floor with electric underfloor heating.

**Outside** :

**FRONT** : Extensive decked terrace measuring 24ft by 18ft approximately. Power and light. Overlooking open green space, woodland and large pond with water feature.

**SIDE** : Decked seating area.

**TENURE** : Leasehold (Site Licence). Date of commencement of lease 5.4.19 with 115 years remaining. No ground rent. Service charge £4,926.11 per annum including VAT to cover grounds maintenance, etc.

**SERVICES** : Mains electricity and water are connected (although not tested). Gas on communal tank, drainage via private water treatment plant.

**VIEWING** : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

**LOCAL AUTHORITY**: Cheshire East

**DIRECTIONS**: Proceed out of Congleton on the A536 Macclesfield Road. Continue through the village of Eaton, and then after approximately one mile turn left into Cocksmiss Lane. Turn first left and left again into Back Lane where the gated entry into Ladera Retreat will be found on the left hand side.

