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## La Belle Maison

Ladera Retreat, Eaton, Congleton,  
Cheshire CW12 2NL

**Selling Price: £275,000**

- NO CHAIN
- LUXURIOUS FRENCH STYLE LODGE SET IN 30 ACRES OF COUNTRYSIDE
- SPACIOUS OPEN PLAN LOUNGE DINER/BREAKFAST KITCHEN
- MASTER SUITE WITH OPEN PLAN EN SUITE
- SECOND BEDROOM WITH JACK & JILL BATHROOM
- SUNKEN HOT TUB & EXTENSIVE TIMBER DECKED AREA
- A FANTASTIC HOLIDAY RETREAT/SECOND HOME

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

Ladera Retreat lodges enjoy an idyllic rural setting in the heart of the Cheshire countryside. These stunning luxury lodges nestle in 30 acres of an ancient country estate boasting a bluebell wood and providing a haven of total privacy, peace and tranquillity, screened by natural woodland for visitors and wildlife alike.

Ladera Luxury Lodges offer all the features for a lavish lodge, easily accessible from all across the country but feeling hundreds of miles away from the hustle and bustle of everyday life.

Under an hour's drive is the beautiful 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 Gawsorth, Prestbury, Wilmslow and Alderley Edge offering everything from French and Italian to Chinese and Indian, ensuring every taste and mood is catered for.

A suitable UK base with Manchester Airport just 25 minutes away.

There is a reason why these two simple French words have become an internationally recognized expression for something quintessentially French and utterly desirable: the art of living – La Belle Maison.

With the Velux windows in the dining room and the vaulted ceilings throughout, the light fills the open plan living space. The large elegant table and distressed pastel chairs are in perfect position for

those late evening sunset meals. Baguette, olive oil and balsamic vinegar at the ready!

The lounge expresses comfort and cosyness with a magnificent sofa, big enough to accommodate the whole family (perhaps not quite). But with two roomy armchairs, the matching coffee table and the electric wood-burning stove, this space is designed for real family time.

A very modern kitchen with all the appliances for the 'Chef de cuisine', is accompanied with a kitchen bar area for the whole family to cook. The French palette of colours flow through the chic kitchen units with a hanging stainless steel pan rack in the centre where your utensils and fresh herbs can hang and infuse the home.

The twin room is spoilt for space, holding 2 large single beds with fitted wardrobes and a dressing table, ideally placed under the picture window. This leads on to the bathroom en-suite that is beautifully fitted out in true elegance.

The master bedroom is situated at the back of the home and is more like a 'boudoir'. It has that 'je ne sais quoi' feel with the luxury of a super king size bed. This is an extremely spacious area accommodating a dressing table, built-in wardrobes, beautiful chairs and a luxury en suite partitioned off; providing privacy yet romance. All this basking in the light from the French doors, or made cosy by the doubled up fabrics perfectly framing the glazing to the side of the room. With enormous space, the en-suite shower room holds a huge shower area, fitted seamlessly into the roof window creating a superior and exotic true 'waterfall' experience. This en-suite also features a

Corian vanity unit fully equipped with double freestanding basins.

This classic design mixes a typical French home with the class of a luxury holiday chateau in the South of France.

Located in a 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** : High security panelled door with PVCu double glazed opaque upper panels.

**VESTIBULE AREA** : Ariston gas central heating boiler.

**OPEN PLAN LOUNGE DINER/BREAKFAST KITCHEN** :

**Lounge/Diner 20' 10" x 17' 2" (6.35m x 5.23m)**: High pitched ceiling with panelling. Low voltage downlighters and two roof lights. Feature timber panelled walls. PVCu double glazed picture windows to side aspect. Brushed alloy 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Two double panel central heating radiators. Cast iron electric stove. Grey oak effect flooring.

**Breakfast Kitchen 15' 3" x 10' 2" (4.64m x 3.10m)**: PVCu double glazed window to side aspect. Angular ceilings with wood panelling with low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Custom grey painted wood effect eye level and base units having grey oak effect preparation surfaces over with composite grey single drainer sink unit inset with Chefs mixer tap. Built in 4 ring halogen hob with glass and stainless steel extractor hood over. Built in electric fan assisted oven and grill with combination microwave over. Integrated dishwasher, wine chiller, washing machine, fridge and freezer. Central island with grey oak effect preparation surface with cupboards and drawers beneath and breakfast bar with seating for 4. Grey oak effect flooring.

**MASTER SUITE 12' 10" x 9' 8" (3.91m x 2.94m)**: Angular ceilings with wood panelling and low voltage downlighters inset. Feature embossed plaster plaque tiles to one wall. Two built in wardrobes. Double panel central heating radiator. 13 Amp power points. Light grey oak effect floor. PVCu double glazed French doors to timber decked area.

**OPEN PLAN EN SUITE** : Angular ceilings with wood panelling and low voltage downlighters inset and glass ceiling light. Double sized walk in shower with opaque glass screen housing a mains fed thermostatically controlled shower with rain head plate and shower attachment. His and Hers ceramic wash hand basins with chrome pillar taps with moulded resin surface with cupboards beneath. Chrome centrally heated towel radiator. Polished ceramic floor tiles and matching tiles to splashbacks.

**SEPARATE W.C.** : Low level w.c.

**BEDROOM 2 10' 2" x 10' 1" (3.10m x 3.07m)**: Angular ceilings with wood panelling and low level downlighters inset. PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Built in wardrobe. Light grey oak effect floor.

**JACK & JILL FAMILY BATHROOM 10' 0" x 5' 5" (3.05m x 1.65m)**: Angular ceilings with wood panelling and low voltage downlighters inset. Modern white suite comprising: low level w.c., ceramic wash hand with chrome mixer tap and drawers beneath. Reproduction roll top bath with ball and claw feet with chrome mixer tap and Victorian style mixer shower over. Chrome centrally heated towel radiator. Shaver point. Ceramic tiled floor.

**Outside** : A wide timber decked path leads to main side entrance, and in turn to the large rear decked terrace measuring 25ft 10in by 13ft 1in with glass panels and pine posts and large sunken hot tub.

**TENURE** : Leasehold.

**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.

