



**Lodge 3 Ladera Retreat,**  
Eaton, Congleton, Cheshire CW12 2NL

**Selling Price: £100,000**

- NO CHAIN
- LUXURIOUS LODGE SET IN 30 ACRES OF COUNTRYSIDE
- DOUBLE BEDROOM, SPACIOUS LOUNGE
- KITCHENETTE, LUXURIOUS SHOWER ROOM
- EXTENSIVE TIMBER DECKED AREA
- SUNKEN HOT TUB



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

\*\*\*NO CHAIN\*\*\*

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 tranquility, 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 Gawsworth, 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.

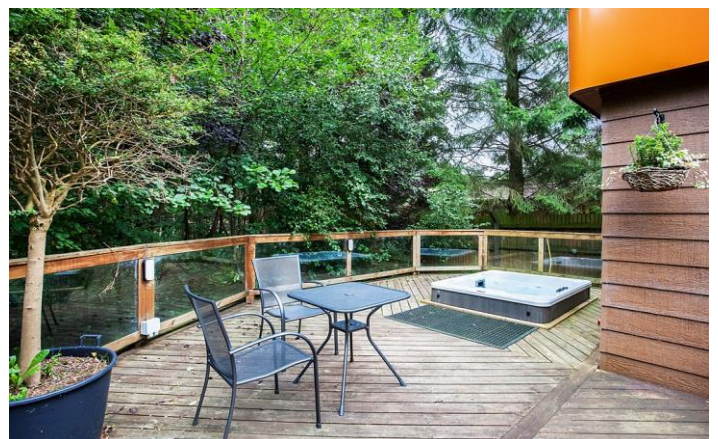
A HIGHLY SPECIFIED, LUXURIOUS ONE BEDROOM LODGE SET WITHIN 30 ACRES OF FINEST CHESHIRE COUNTRYSIDE. DISCREETLY POSITIONED. SECURE AND PRIVATE. 30 MINUTES FROM MANCHESTER AIRPORT. 10 MINUTES FROM LOCAL AMENITIES. GREAT LOCATION FOR OUTDOOR PURSUITS.

Manufactured by Lissett, recognised as a leading lodge manufacturer, this luxurious lodge is designed with comfort and opulence in mind.

ONE DOUBLE BEDROOM, spacious lounge. Kitchenette. Luxurious shower room. Extensive external timber decked terrace area with sunken HOT TUB.

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)

**FRONT ENTRANCE** : Wood grain effect PVCu double glazed French doors.

**OPEN PLAN LOUNGE 14' 3" x 11' 3" (4.35m x 3.44m)**: Low voltage downlighters inset. Coving to ceiling. Full wood grain effect PVCu double glazed picture windows to front aspect. Single panel central heating radiator. 13 Amp power points. Beech effect flooring.

**INNER VESTIBULE AREA** : Beech effect flooring. Door to:

**BOILER CUPBOARD** : Wall mounted Glow-worm combi boiler. Space and plumbing for slimline dishwasher.

**SHOWER ROOM** : Modern white suite comprising: low level w.c., ceramic vanity wash hand basin with cupboard below and separate and enclosed corner shower cubicle with glass sliding door housing a mains fed shower with rain head and shower attachment. Tasteful grey mottled ceramic wall tiles to splashbacks and matching floor tiles. Chrome centrally heated towel radiator.

**KITCHENETTE 5' 5" x 4' 10" (1.64m x 1.48m)**: Wood grain effect PVCu double glazed picture window to front aspect. Range of cream laminate fronted eye level and base units having white quartz style preparation surfaces over with stainless steel single drainer sink unit inset. Space for fridge. 13 Amp power points. Ceramic tiles to splashbacks.

**DOUBLE BEDROOM 11' 8" x 8' 1" (3.55m x 2.47m)**: Wood grain effect PVCu double glazed picture window to front aspect. Double panel central heating radiator. 13 Amp power points. Beech effect flooring.

**Outside** : A raised timber decked terrace spans approximately 70ft in length. A huge area ideal for alfresco entertaining. To one corner is a sunken hot tub with seating for four. External power and lighting.

**TENURE** : Leasehold (Site Licence). Date of commencement of lease 26.4.12 with 119 years remaining. No ground rent. Service charge £3,918 per annum 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 Cocks Moss 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.

Disclaimer  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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