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# Timothy a brown

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**Lodge 33 Ladera Retreat,**  
Eaton, Congleton, Cheshire CW12 2NL

**Selling Price: £125,000**

- NO CHAIN
- LUXURIOUS LODGE SET IN 30 ACRES OF COUNTRYSIDE
- TWO BEDROOMS, SPACIOUS LIVING DINING KITCHEN
- LUXURY SHOWER ROOM & SEPARATE W.C.
- EXTENSIVE TIMBER DECKED AREA
- SUNKEN HOT TUB
- A FANTASTIC HOLIDAY RETREAT/SECOND HOME
- PARKING FOR TWO VEHICLES

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.

Set behind secure gates in a private conservation area, the West Park 38, manufactured by Victory

is its most luxurious homes, complete with classic features and plush fabrics...look no further for your next holiday getaway! Featuring stylish yellow and grey soft furnishings alongside a range of technology including integrated kitchen appliances, built in Bluetooth sound system and exclusive SoCozeee mattress, the Westpark is by far one of Victory's most contemporary, luxurious and opulent leisure lodge.

Outside, the 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 farmland and there is even a sunken HOT TUB. The lodge is also provided with parking for at least two vehicles.

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 door with French PVCu double glazed side panel.

**LIVING/DINING KITCHEN 19' 3" x 12' 2" (5.86m x 3.71m):**

**Dining Kitchen Area 12' 2" x 10' 4" (3.71m x 3.15m):** PVCu double glazed window to side aspect. Low voltage downlighters inset. Range of light grey eye level and base units with chrome handles having grey marble effect preparation surfaces over with stainless steel 4 ring gas hob inset with glass splashback and chrome extractor hood over and with electric oven/grill below. Integrated slimline dishwasher, Beko washing machine and larder fridge/freezer. Cupboard housing Morco gas central heating combination boiler. Grey oak effect flooring.

**Lounge Area 12' 2" x 9' 0" (3.71m x 2.74m):** Low voltage downlighters inset. PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Fitted cupboards of grey oak effect with electric log effect fire inset with widescreen television above. PVCu double glazed sliding patio door opening onto the timber decked seating area with hot tub.

**INNER HALL :**

**SHOWER ROOM** : PVCu double glazed window to side aspect. Modern white suite comprising: low level w.c., ceramic wash hand basin set in vanity unit with double cupboard below and fitted shower pod enclosure with sliding glass door housing a mains fed shower. Extractor fan.

**BEDROOM 1 12' 1" x 9' 6" (3.68m x 2.89m):** PVCu double glazed window to side aspect. Low voltage downlighters inset. Extensive range of fitted bedroom furniture to include two double wardrobes, drawers, dressing table and overhead store cupboards. 13 Amp power points. Single panel central heating radiator.

**SEPARATE W.C. :** PVCu double glazed window to side aspect. White suite comprising: low level w.c. and pedestal wash hand basin. Single panel central heating radiator. Grey oak effect flooring.

**BEDROOM 2 9' 0" x 6' 2" (2.74m x 1.88m):** PVCu double glazed window to side aspect. Low voltage downlighters inset. Single

panel central heating radiator. 13 Amp power points. Fitted bedroom furniture of double wardrobe, drawers and overhead store cupboards.

**Outside :** Parking space.

**FRONT DECKED TERRACE 13' 3" x 12' 10" (4.04m x 3.91m):** Glass balustrade with 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 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.

