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## The Lighthouse

Ladera Retreat, Eaton, Congleton,  
Cheshire CW12 2NL

**Selling Price: £300,000**

- NO CHAIN
- LUXURIOUS LODGE SET IN 30 ACRES OF COUNTRYSIDE
- THREE BEDROOMS, SPACIOUS LOUNGE DINER
- LUXURIOUS BATHROOM & EN SUITE
- EXTENSIVE TIMBER DECKED AREA
- SUNKEN HOT TUB
- PARKING FOR 2 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 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 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 Light House is architecturally brilliant!

The strategically placed windows and full length glazed doors allow the home to be flooded with natural light as well as creating an open yet cosy feeling. Cleverly designed, this 40 x 20 residential lodge hosts a whole range of luxuries you wouldn't normally expect to find.

It's a residential home with an entirely new ambiance. Dressed and designed to create a perfect blend of elegance and glory, internally housing smooth finish walls, a modern feature fireplace and contemporary statement furniture. This three bedroom lodge boasts an equally impressive exterior, with a feature entrance, white stipple render and dark grey window frames throughout.

Outside, the large 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 and 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)

**MAIN SIDE ENTRANCE** : High security steel skinned door with double glazed centre panels.

**RECEPTION HALL** : Low voltage downlighters inset. Double panel central heating radiator. Cupboard housing Baxi gas central heating boiler. Integrated larder freezer and washing machine. Double panel central heating radiator. Grey oak effect flooring. Built in double cloaks cupboard.

**LOUNGE/DINER 21' 4" x 19' 4" (6.50m x 5.89m)**: High angular ceiling with low voltage downlighters inset. Range of PVCu double glazed picture windows to triple aspects with high level windows. Feature fireplace with electric coal effect fire inset. Two double panel central heating radiators. 13 Amp power points. Television aerial point. PVCu double glazed French timber doors to decked terrace.

**KITCHEN 11' 0" x 7' 1" (3.35m x 2.16m)**: PVCu double glazed window to side aspect. Range of modern cream fronted eye level and base units with stone effect preparation surfaces over with ceramic one and a half bowl sink unit inset. Built in 4 ring gas hob with glass and stainless steel extractor canopy hood over. Built in fan assisted electric oven/grill and combination microwave oven over. Integrated larder fridge/freezer and dishwasher. Central island with cupboards and integrated wine chiller.

**INNER HALL** : Single panel central heating radiator. 13 Amp power points. Angular ceilings with low voltage downlighters inset.

**BATHROOM 7' 1" x 7' 1" (2.16m x 2.16m)**: PVCu double glazed window to side aspect. Modern white suite comprising: low level w.c., ceramic wash hand basin set in vanity unit. Bespoke D shaped bath with chrome waterfall tap and shower attachment. Chrome centrally heated towel radiator. Marble effect tiles to splashbacks. Stone effect tiled floor.

**MASTER BEDROOM 10' 4" x 9' 8" (3.15m x 2.94m)**: Two PVCu double glazed windows to side aspect. High angular ceilings with low voltage downlighters inset and flush fitted speakers. Double panel central heating radiator. Built in double wardrobe. 13 Amp power points.

**EN SUITE** : PVCu double glazed window to side aspect. Angular ceilings with low voltage downlighters inset. Modern white suite comprising: low level w.c., wash hand basin set on vanity with cupboard below. Double sized shower cubicle with mains fed shower. Chrome centrally heated towel radiator. Grey oak effect tiled walls. Shaver point. Extractor fan.

**BEDROOM 2 11' 8" x 8' 5" (3.55m x 2.56m) plus door recess**: Two PVCu double glazed windows to side aspect. Angular ceilings with low voltage downlighters inset and flush fitted speakers. 13 Amp power points. Double panel central heating radiator. Built in double wardrobe. Television aerial point.

**BEDROOM 3 10' 4" x 10' 1" (3.15m x 3.07m)**: Two PVCu double glazed windows to side aspect. Angular ceilings with low voltage downlighters inset and flush fitted speakers. Built in double wardrobe. Television aerial point.

**Outside** : A wide timber decked path leads to the main entrance and then in turn to the large timber decked terrace measuring 27ft by 26ft with glass panels and pine balustrade and posts. Sunken 4 seater hot tub. External timber garden store. Parking for at least 3 vehicles.

**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.

