

# Timothy a brown



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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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[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

**Ladera Retreat,**  
Back Lane, Eaton,  
Congleton, Cheshire CW12 2NL

**From £130,000**

- LUXURY TWO & THREE BEDROOM NEW BUILD LODGES FOR SALE
- LUXURIOUS COUNTRYSIDE LODGE RETREAT
- SET WITHIN 22 ACRES OF COUNTRYSIDE
- A FANTASTIC HOLIDAY RETREAT/SECOND HOME
- STARTING FROM £130,000



## 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. There are also ongoing site improvements.

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.

The current availability on the site are:

**THE REGAL HEMSWORTH** - Priced at £130,000 with views over the lake., it is 40ft x 13ft, fully fitted out and has a lounge with 'L'- shaped sofa, fitted kitchen with integrated appliances, the two bedrooms have fitted bedroom furniture and beds with the master having king sized bed, walk-in wardrobe, and en suite shower room, and it is finished off with wrap around decking, and all siting and connection costs.

**THE OMAR WESTFIELD** - Priced at £198,995, a beautiful double glazed and centrally heated 40ft x 20ft lodge with country style kitchen and open plan dining and living area having patio doors onto the the decking area with stunning countryside views, large double bedroom with fitted furniture and king sized bed with walk-in wardrobe and en-suite shower room, bedroom two with beds and fitted furniture and a main bathroom.



**LUXURY LODGE 1** - Priced at £225,000, an outstanding luxury double glazed and centrally heated lodge with two king sized bedrooms including one en-suite and main bathroom. Open plan living/dining area with built in kitchen including oven, microwave, washing machine and dishwasher. Gas central heating. Decking area having outdoor hot tub, with tables and chairs included.

**LUXURY LODGE 3** - Priced at £225,000, a luxurious double glazed and centrally heated THREE BEDROOM lodge with one master double with ensuite shower, one double and one twin. Bathroom with corner bath and overhead shower. Spacious open plan lounge/kitchen/dining area with French doors leading onto decking area with outdoor hot tub.

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.

The perfect second home for anyone looking for a UK base or a weekend getaway. Terms apply - to be eligible for purchase, buyers are required to own a principle home elsewhere.

We thoroughly implore you to book a viewing of these stunning lodges, so call us now to turn your dream into reality!

**TENURE** : Leasehold (Site Licence). 50 year lease from 2025. Ground rent £5,338 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.

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

**DIRECTIONS**: SATNAV CW12 2NL

