



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Aspen Ladera Retreat

Back Lane, Eaton, Congleton,
Cheshire CW12 2NL

Offers in the Region Of £100,000

- LUXURIOUS COUNTRYSIDE LODGE RETREAT
- MASTER BEDROOM
- STYLISH EN SUITE WITH BATH & SEPARATE SHOWER CUBICLE
- OPEN PLAN LIVING DINING KITCHEN
- DECKED AREA WITH VIEWS OVER COUNTRYSIDE
- FITTED HOT TUB

Nestled in quiet rural area in between Congleton and Macclesfield, this stunning, luxurious semi detached lodge just oozes style and comfort and makes for a stunning home or a relaxing weekend retreat!

Boasting a large balcony with sunken hot tub, the views over the Cheshire countryside are breathtaking whilst internally, the boutique style accommodation is well proportioned and ready and waiting to be enjoyed!

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. 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.

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.

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

NB All the furniture in the property is included in the sale.

Terms apply - to be eligible for purchase, buyers are required to own a principle home elsewhere

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : Two spacious storage cupboards housing the boiler, washing machine and dryer. Downlighters. Loft access. Laminate flooring.

OPEN PLAN LIVING DINING KITCHEN 24' 8" x 10' 3" (7.51m x 3.12m):

Kitchen area : Range of wall and base units with soft close finishings. Fitted microwave. Integrated fridge/freezer. Full length double glazed window overlooking countryside. Gas hob with electric oven and electric extractor fan over.

Dining/Living area : Feature fuel burner. Double glazed patio doors leading onto decked area. Three full length double glazed windows. Two velux units allowing ample light to flow into the space. Radiator. Television aerial point. Downlighters. Laminate flooring.

MASTER BEDROOM 12' 0" x 8' 2" (3.65m x 2.49m): Fitted wardrobes to one wall. Ample storage space. Double glazed window to side aspect. Spotlights. Radiator. Access to en suite bathroom.

EN SUITE 10' 2" x 6' 2" (3.10m x 1.88m): Modern suite comprising: w.c., inset hand wash basin with vanity unit storage, white bathtub with mixer taps and separate shower cubicle with rainfall shower head. Tiled walls and flooring.

Outside : Access via keypad into lodge surroundings. Parking to the front of the property.

DECK & HOT TUB 27' 0" x 15' 0" (8.22m x 4.57m) (APPROX): Running the width of the property with views across surrounding land, the deck creates an amazing entertaining

area. Space for outside dining and lounge furniture. Fitted hot tub.

SERVICES : Mains electricity and water are connected (although not tested). LPG gas. Drainage via private water treatment plant.

TENURE : Leasehold. £3918 per annum.

VIEWING : Strictly by appointment through joint 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.

