



32 LADERA BACK LANE, EATON, CONGLETON, CW12 2NL

£300,000



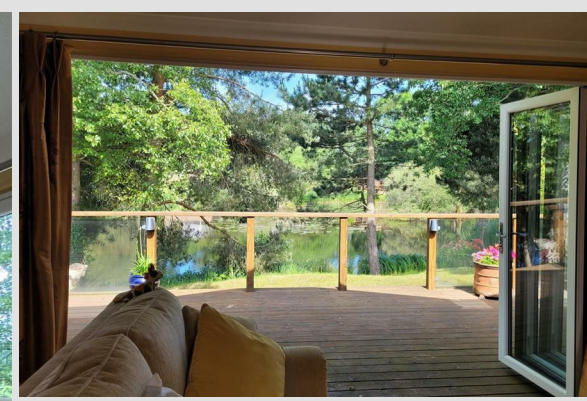
STEPHENSON BROWNE

A setting like no other, welcome to Ladera retreat, a quiet sanctuary with a select few homes nestled within miles of countryside enjoying spectacular views of fields and farmland beyond. This luxury lodge has been well loved and maintained by its current owner, offering a brilliant sized plot and ultimate privacy, creating a tranquil setting to enjoy all year round with a sunken hot tub and south facing decking looking onto a picturesque open view, what could be more perfect? Also, a brilliant investment opportunity!

Located in the affluent area of Eaton just on the outskirts of Congleton and Macclesfield you will be able to enjoy a peaceful rural lifestyle whilst only being a short drive away from multiple amenities, bars, eateries, shops and much more with easy commuters' access onto the link road leading into Manchester and surrounding areas.

Coming into the property, the first thing to mention is the vast open plan kitchen/dining/living area with full length windows and large bifold doors opening onto the external decking overlooking mature woodland and a beautiful pond, home to an array of wildlife. This room is bright and airy, making the perfect entertaining space. Also benefiting from central island and ample appliances in the kitchen, a beautiful log burning fire in the lounge creating a calm and cosy atmosphere, a great addition for the winter months, and a brilliant sized dining area that could fit a large 6-8-seater dining table.

The first and second bedroom can be access from the inner hall, the first boasting its own three piece en suite, walk in wardrobe and French doors onto the decking, the main bathroom can also be accessed from the inner hall and comprises a four-piece suite including large freestanding bath, there's no other place you will want to relax and unwind. The third bedroom can be accessed from the entrance hall and is currently used as a study space but has a variety of different uses to suit your needs.



You will find outside to be the main attraction, the main entrance into the retreat is secured by electronic gated access making this exclusive to the residents and their guests only. The property benefits an external decking which wraps around the side to the front of the property giving many different seating area options, to the front of the decking is an additional lower private garden area that is easily maintainable and enjoys the same views as on the top decking. Ample storage is provided with two storage containers located on the rear of the property and additional storage available underneath the property, there is also ample parking available for up to 4 vehicles.

Brilliant setting, picture perfect rural location and spacious accommodation throughout, we urge you to book in that all important viewing to appreciate what this magnificent home has to offer!

#### **Entrance Hall**

Providing access through to all further accommodation, two built in cloaks storage cupboards with shelving storage space and room for a washing machine/dryer, ceiling spotlights, oak effect flooring, central heating radiator, houses the combi boiler, power points.

#### **Bedroom Three / Study**

10'4" x 6'9"

UPVC double glazed window onlooking the hot tub and open views, central heating radiator, ceiling spotlights, oak effect flooring, power points, a great room for multiple uses.

#### **Open Plan Dining/Lounge/Kitchen**

##### **Dining**

13'9" x 13'0"

UPVC double glazed French doors leading out onto the main terrace with open views overlooking the countryside and farming land, central heating radiator, UPVC double glazed window, oak effect flooring, ceiling spotlights, power points.



### Lounge

17'4" x 10'10"

Bi folding doors onto the side decking overlooking the pond and greenery, Feature cast iron log burner with slate effect hearth and back, central heating radiator, oak effect flooring, TV point, power points, ceiling spotlights, angular ceilings.

### Kitchen

13'0" x 10'4"

Fitted kitchen comprising wall and base units with solid oak work surface over, tiled splashback, unit downlighters, central island, inset sink with double drainer and mixer tap. space for a range cooker, extractor over, integrated microwave and dishwasher, space for an American style fridge freezer, ceiling spotlights, oak effect flooring, power points, UPVC double glazed window, Velux window, angular ceiling.

### Inner Hall

Access into both bedrooms and main bathroom, oak effect flooring, ceiling spotlights, power points.

### Bedroom One

12'7" x 10'4"

French doors opening out onto the decking with steps down to a beautiful pond, ceiling spotlights, central heating radiator, power points, carpet flooring, TV point, direct access into the en suite and walk in wardrobe.

### En Suite

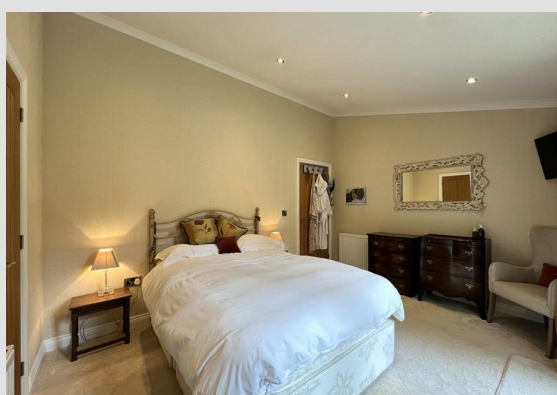
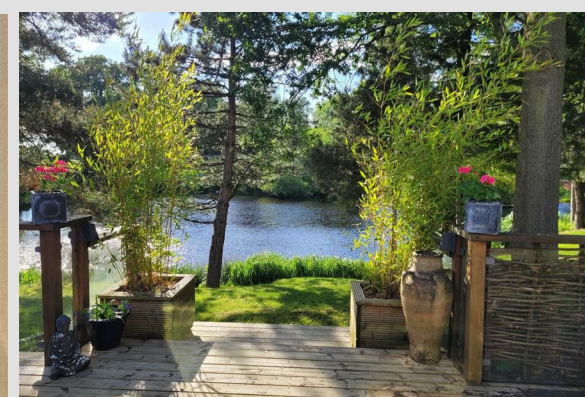
6'1" x 4'6"

Three piece white suite comprising low level WC, hand wash basin with mixer tap and storage cupboard underneath, wall mounted mirror over sink, walk in shower with glass shower door, rainfall shower head and removable shower head, ceiling spotlights, tiled flooring, tiled splashback heated towel radiator, extractor fan, UPVC double glazed opaque window.

### Walk in Wardrobe

4'9" x 3'6"

Fitted with shelves and clothes rails, ceiling spotlights, central heating radiator, carpet flooring.



### **Bedroom Two**

10'4" x 11'1"

UPVC double glazed window, ceiling spotlights, central heating radiator, TV Point, carpet flooring, power points.

### **Main Bathroom**

10'4" x 6'9"

Four piece suite comprising low level WC, hand wash basin with mixer tap and storage cupboard underneath, wall mounted mirror over sink, freestanding roll top bath with mixer tap and shower attachment, shower with glass shower door, rainfall shower head and removable shower head, tiled flooring, tiled splashback, ceiling spotlights, shavers port, UPVC double glazed opaque window.

### **Externally**

Large timber decked terrace surrounds the front and the side of the lodge creating a tranquil area and a brilliant space to enjoy all year round. The decking is a great size for al fresco dining and also houses a sunken hot top overlooking mature greenery and the farmland. There are steps leading up to the front entrance of the property and steps leading down to the pond side and to the additional lower garden.

### **Tenure**

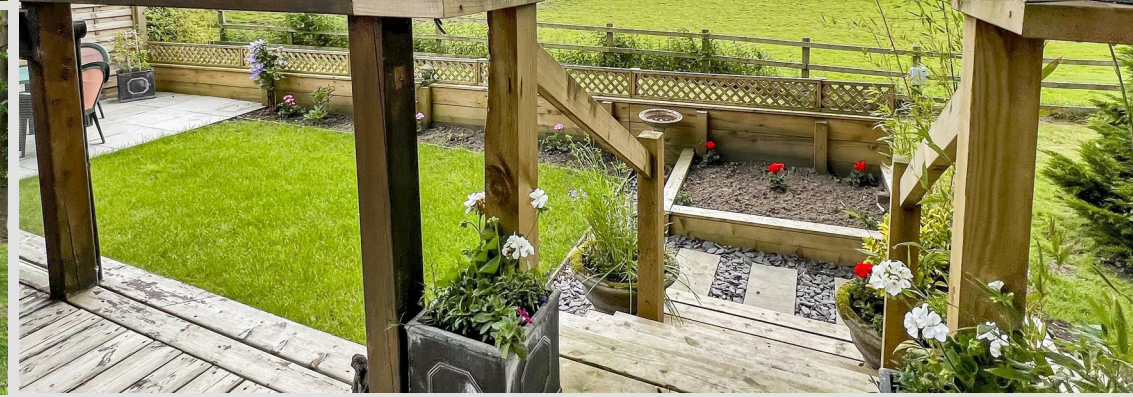
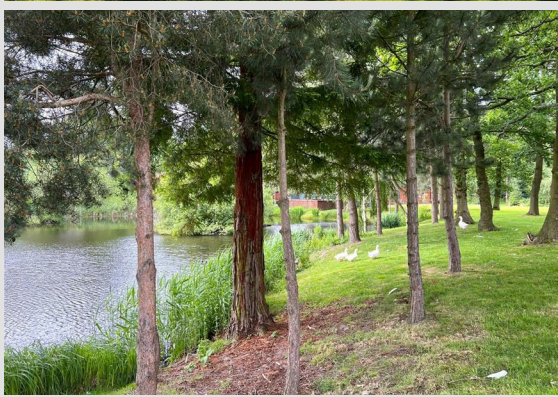
We understand from the vendor that the property is Leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. (Site Licence). Date of commencement of lease 5/4/19 with 115 years remaining. No ground rent. Service charge £5,187.19 per annum including VAT to cover grounds maintenance, etc.

### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

### **Agents Note**

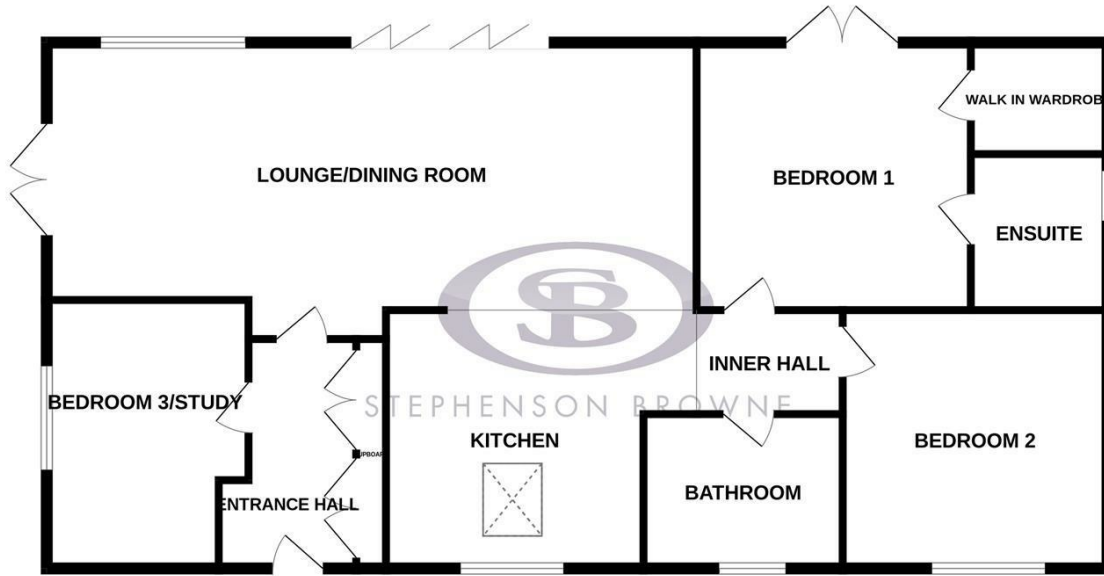
Please note, you cannot take out a mortgage to purchase a park home. The park homes can be occupied for 12 months of the year. A fee of 10% would be owed to the park owner on sale of this home.





## Floor Plan

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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