



Hunters Pointe, Congleton, CW12 4SL.  
£290,000

Whittaker  
& Biggs Est. 1930



# Hunters Pointe, Congleton, CW12 4SL.

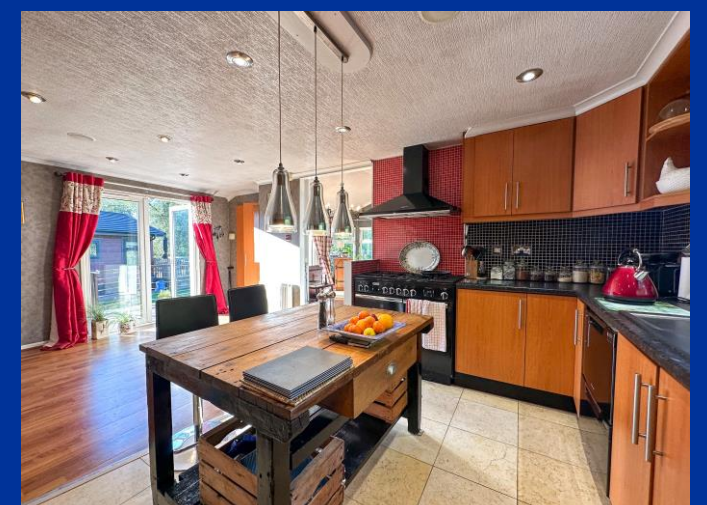
We are offering an extremely rare opportunity to purchase a residential lodge situated upon a freehold plot, located within a picturesque location of Somerford. This attractive lodge offers residential occupancy all year around which consists of approximately 30 plots on this desirable development.

This spectacular two bedroomed lodge occupies a prime position within this privileged location having uninterrupted views from the extensive wrap around decked terrace overlooking the adjoining countryside and river Dane.

There is a spacious lounge benefitting from a cozy log burner which is a perfect enhancement during the winter months, the open plan dining kitchen is equipped with a superb breakfast island. There are two bedrooms with the master suite having a walk-in wardrobe and en-suite in addition to the main shower room.

For peace of mind and extra security there is secure gated entry system as well as fantastic communal facilities including an orchard and allotments. There is so much more we could tell you about this fantastic opportunity as well as the benefits of communal living. A freehold opportunity like this is extremely rare.

We strongly recommend a viewing of this delightful lodge and its picturesque semi-rural location which is only minutes drive away from local amenities.





**Open Plan lounge** 19' 5" x 13' 11" (5.92m x 4.23m)  
Having UPVC double glazed windows to the rear and side and French patio doors with access to the wrap around decking area with views of the River Dane. Wood effect flooring. Modern style wood burning stove. Coving to ceiling and vaulted ceiling.

**Breakfast kitchen** 13' 1" x 19' 4" (3.98m x 5.89m)  
Open plan dining kitchen having a range of wall mounted cupboard and base units with fitted work surface over, space for a double range style cooker with fitted rangemaster double width black chimney style extractor fan over, plumbing for dishwasher, built-in electric wine cooler, space for American style freezer, pelmet lighting, UPVC double glazed window to the side aspect overlooking the River Dane, defined open plan living and dining space, radiator, wood effect flooring, UPVC double glazed patio doors give access onto the wraparound decked patio, radiator, built-in Walk-in storage cupboard with fitted shelving. Recessed LED lighting, coving and speakers to ceiling.

#### **Inner hallway**

Having access to loft space, recess lighting, coving to ceiling, radiator.

**Bedroom One** 10' 3" x 10' 2" (3.13m x 3.11m)  
Having a UPVC double glazed window to the rear aspect overlooking the decking with views over the River Dane. radiator, Coving, recessed lighting and speakers to ceiling. Built-in media unit.

#### **Walkin Wardrobe** 6' 8" x 5' 7" (2.03m x 1.70m)

Having fixed hanging rail wardrobes and shelving, lighting and covering to ceiling

#### **En-suite** 6' 8" x 5' 4" (2.03m x 1.63m)

Having a UPVC double glazed obscured window to side aspect, white heated towel radiator, extractor fan, speakers, coving and recess lighting to ceiling, corner

set fully enclosed shower cubicle with thermostatically controlled shower, low level WC, wash hand basin set in vanity storage unit, fixed shelving.

#### **Bedroom Two**

Having a UPVC double glazed window to the side access with views of the River Dane.

#### **Family Bathroom** 5' 7" x 8' 3" (1.70m x 2.52m)

Having a P shaped panelled bath with over bath shower and central mixer tap, WC, vanity wash hand basin set in vanity storage unit with mirrored shelving and fixed mirror. UPVC Double glazed obscured window to side aspect, extractor fan, coving to ceiling and recessed lighting, shaver point, white heated towel radiator.

#### **Externally**

Having a raised wrap around decked terrace adjoining the front of the lodge and extending to the side allowing a further BBQ/ patio area and side access. Fantastic uninterrupted views to the rear aspect. Adjoining lawned garden which leads down to the river Dane. Allocated parking for vehicles. Private electric gates giving access to the development.

Note:

Council Tax Band: A

EPC Rating:

Tenure: believed to be Freehold



















**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

16 High Street  
Congleton  
Cheshire  
CW12 1BD  
T: 01260 273241  
E: [congleton@whittakerandbiggs.co.uk](mailto:congleton@whittakerandbiggs.co.uk)

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

Est. 1930  
**Whittaker  
& Biggs**