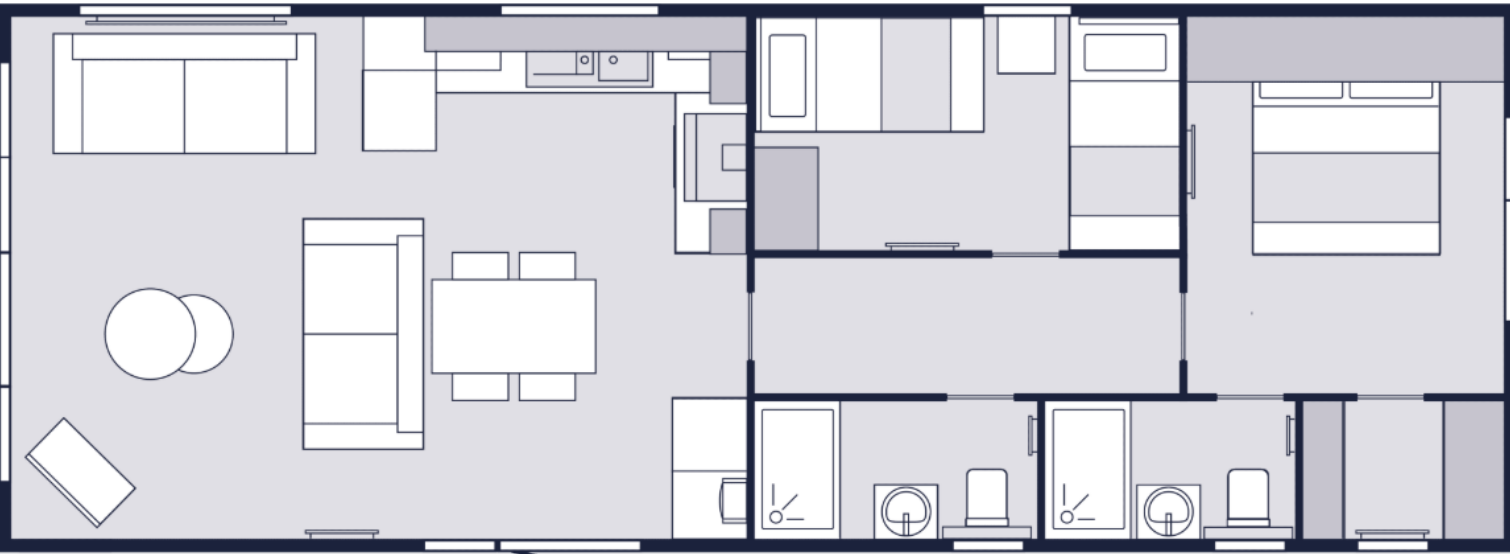


Timothy a brown



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.



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

Selling Price: £80,000

- LUXURY TWO-BEDROOM LODGE IN A PRIVATE GATED COUNTRYSIDE COMMUNITY
- STUNNING OPEN-PLAN LIVING SPACE WITH FULL-WIDTH FRENCH DOORS
- MASTER SUITE WITH WALK-IN WARDROBE AND DOUBLE-WIDTH SHOWER EN-SUITE
- WRAP-AROUND VERANDA WITH SUNKEN HOT TUB & LAKE VIEWS
- BEAUTIFUL RURAL SETTING WITH EASY ACCESS TO CONGLETON, MACCLESFIELD & THE PEAK DISTRICT
- RARE LIFESTYLE RETREAT WITH EXCLUSIVE LAKESIDE POSITION



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

Escape to your own private haven with this stunning two-bedroom luxury lodge, perfectly positioned within an exclusive electric-gated community and surrounded by sweeping open countryside. This is more than a home — it's a lifestyle.

Immaculately styled throughout, the lodge offers beautifully presented accommodation, including two generous bedrooms. The master suite enjoys its own walk-in wardrobe/dressing room and a contemporary en-suite with a double-width walk-in shower, complemented by a further main shower room for guests.

The showpiece of the lodge is the impressive open-plan living, dining and kitchen space — a bright, sociable hub designed for both relaxation and entertaining. Full-width French doors open directly onto the wrap-around veranda, where you'll find a sunken hot tub and uninterrupted views across the picturesque lake. Morning coffee, sunset drinks, or star-lit evenings — this is outdoor living at its finest.

Despite the tranquillity, you're superbly connected. The breathtaking Peak District is less than an hour away, offering world-class scenery and walking routes. Congleton and

Macclesfield are just a short drive, and Manchester is around an hour by car should you wish to dip back into city life before returning to the peace of your countryside retreat.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door. PVCu double glazed window to side aspect. Access to:

OPEN PLAN LIVING DINING KITCHEN 19' 7" x 12' 8" (5.96m x 3.86m):

Kitchen and Dining Area : Low voltage downlighters inset. Fitted with a range of eye level and base units with worktops over and upstands, having single drainer composite sink inset with mixer tap. Gas hob with splashback and extractor hood over. Integrated oven, fridge and freezer, microwave and dishwasher. Cupboard housing the boiler. Wood effect flooring.

Living Area : Low voltage downlighters inset. PVCu double glazed windows to both side aspects. Electric fireplace with wood effect hearth, surround and mantle. Two double radiators. PVCu double glazed French doors opening onto the veranda. Door to:

INTERNAL CORRIDOR : Doors to principal rooms.

BEDROOM TWO 11' 4" x 6' 4" (3.45m x 1.93m): Low voltage downlighters inset. PVCu double glazed window to side aspect. Double radiator. Bespoke fitted wardrobe.

MASTER BEDROOM 8' 6" x 8' 11" (2.59m x 2.72m): Low voltage downlighters inset. PVCu double glazed window to side aspect. Double radiator. Access to the walk-in wardrobe with fitted hanging space and storage with dressing area, double radiator and opaque PVCu double glazed window.

EN-SUITE 6' 7" x 3' 7" (2.01m x 1.09m): Low voltage downlighters inset. Opaque PVCu double glazed window to side aspect. Three piece suite comprising: Low level W.C. with push flush, wash hand basin set on vanity unit with storage beneath and double width shower cubicle housing a rainfall shower with separate shower attachment. Heated towel radiator. Wood effect flooring. Extractor fan.

MAIN SHOWER ROOM 7' 6" x 3' 7" (2.28m x 1.09m): Low voltage downlighters inset. Opaque PVCu double glazed window to side aspect. White three piece suite comprising: Low level W.C. with push flush, wash hand basin set on vanity unit with storage beneath and double width shower cubicle housing a rainfall shower with separate shower attachment. Heated towel radiator. Wood effect flooring. Extractor fan.

Outside : There is a decked veranda which extends to the front of the lodge with a sunken hot tub. Access from the open plan lounge and dining area. External lighting. Picturesque open views of the lake. Defined car parking area immediately outside the lodge.

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.

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

LOCAL AUTHORITY:

TAX BAND: EXEMPT

DIRECTIONS: SATNAV CW12 2NL

