



Part Exchange
Considered

Bramlea, Moss Lane, Bramhall, Stockport, SK7 1EE

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Bramlea is a truly enchanting 1922 detached residence, steeped in character and lovingly cared for over the past 40 years. Brimming with original features including exposed beams, beautifully preserved stained glass, and charming period details throughout, this substantial five-bedroom home offers an exceptional blend of heritage, space, and lifestyle.

Set behind manual gates with a generous driveway and detached double garage, Bramlea enjoys a private, established setting with a stunning south-facing garden filled with mature planting, wisteria, cherry blossom, and a tranquil pond. You are welcomed via a spacious porch, complete with power and lighting, featuring a striking round stained-glass window and then into the hallway where original ceiling beams immediately set the tone. The sense of history continues as you ascend the staircase, illuminated by further original stained-glass windows, all wonderfully preserved. To the right, the elegant dining room features decorative ceiling panelling, a bay window adorned with stained glass, and a feature fireplace with electric fire - a perfect setting for formal entertaining. Beyond, the main lounge exudes warmth and character, with exposed beams, a traditional open fireplace with terracotta quarry-tiled hearth, and sliding patio doors opening directly onto the garden, seamlessly connecting indoor and outdoor living. Dual aspect windows, including additional stained glass, flood the space with natural light.



At the heart of the home lies the kitchen and morning room, a sociable and practical space with windows overlooking the garden and driveway. A walk-in pantry with cool concrete flooring offers ideal storage, while the kitchen itself provides ample unit space, a Hotpoint gas hob, double oven, integrated dishwasher and room for freestanding appliances. Two external doors offer convenient access to both the driveway and garden, and a charming warmth is added by under-unit heating beneath the sink. The ground floor also benefits from a convenient WC just off the hallway.



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Upstairs, the original banister rails and doors continue the period charm. Five well-proportioned bedrooms provide flexible accommodation, including a generous principal bedroom overlooking the garden, complete with fitted wardrobes, dressing table, and wash basin. Additional double bedrooms to the front enjoy a bay window and fitted storage, while bedroom 5 is currently used as a home office. The family bathroom is spacious and well-equipped with a corner bath, separate shower, floor to ceiling tiling, fitted storage, and dual windows allowing for plenty of natural light. A further staircase leads to an impressive attic conversion, currently used as an artist's studio and additional bedroom. With skylights to the front, a window to the rear, and extensive eaves storage, this versatile space also offers potential for an ensuite, subject to requirements.



Externally, the south-facing garden is a true highlight, beautifully mature and thoughtfully planted, featuring wisteria, Virginia creeper, a greenhouse, shed, pond and established trees creating a peaceful and private retreat. A secure gated side access enhances privacy, while the detached double garage provides excellent storage and workshop potential, complete with power, lighting, and two up-and-over doors. To the front, a sweeping driveway offers parking for up to five vehicles, bordered by a lawned garden and an impressive copper beech tree. Perfectly positioned for Hursthead and Moss Hey Schools, local shops, and excellent transport links including the nearby bypass, Bramlea combines timeless charm with everyday convenience, a rare opportunity to acquire a truly special home.

The Current Owners Love:

- The beautifully private, south-facing garden that evolves with the seasons thanks to its varied and colourful planting and birdlife
- The generous space throughout the home, offering versatile rooms ideal for family living and entertaining
- The incredibly convenient location, with easy walking access to shops, schools, the railway station, library, and health centre





Key Features:

- Beautiful 1922 detached home rich in original character and stained glass features
- Five bedrooms including attic conversion with studio and potential ensuite
- Two reception rooms with fireplaces and period detailing
- Kitchen with adjoining morning room and walk-in pantry
- South-facing mature garden with pond, greenhouse, and established planting
- Detached double garage with power and five-car driveway behind gates
- Sought-after location close to Hurstead School, amenities, and transport links

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2280 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen
5.88m x 2.53m

Living Room
6.79m x 4.47m

Morning Room
3.05m x 3.66m

Dining Hall
3.76m x 4.38m

Wc
1.21m x 1.53m

Bedroom 1
3.96m x 3.80m

Bedroom 2
3.96m x 3.72m

Bedroom 4
3.42m x 3.05m

Bedroom 5
2.85m x 2.36m

Bathroom
3.42m x 2.69m

Bedroom 3
7.02m x 5.40m

Garage
5.25m x 5.08m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

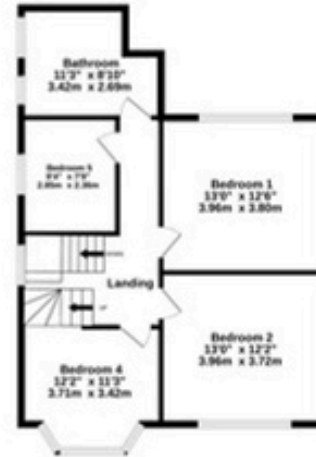
Detached Garage
287 sq.ft. (26.7 sq.m.) approx.



Ground Floor
686 sq.ft. (63.7 sq.m.) approx.



1st Floor
788 sq.ft. (72.7 sq.m.) approx.



2nd Floor
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 2280 sq.ft. (211.9 sq.m.) approx.

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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