

Part Exchange  
Considered



**Bramhall Lane South, Bramhall, SK7 2EA**

**SHRIGLEY ROSE & CO**  
Bespoke Estate Agents





## Bramhall Lane South, Bramhall, SK7 2EA

Set on a substantial corner plot on sought-after Bramhall Lane South and Ladythorn Road, this magnificent Edwardian residence, originally built in 1904, is a home of extraordinary warmth, character, and presence. Lovingly cherished by the current owners for the past 25 years, it has been the backdrop to family life, celebrations, and quiet everyday moments, a house that effortlessly combines timeless architectural beauty with the comfort and practicality required for modern living.

From the very first glance, the home's mature frontage, framed by flowering cherry trees, camellias, laurels, a striking laburnum tree, and an enchanting strawberry tree, creates an immediate sense of arrival. A generous driveway provides parking for at least four vehicles from the Bramhall Lane South side of the property, while gated access on the Ladythorn Road side leads to a semi-detached coach house/garage adding two additional parking spaces. A beautiful covered veranda stretches across the front elevation, instantly evoking the elegance and grandeur of the Edwardian era. With its tiled floor and leafy outlook over the mature front garden, this charming space provides the perfect sheltered spot. The veranda also enhances the striking façade of the home, giving it a timeless, welcoming presence.

Stepping through the stained glass front door, the grandeur of the home immediately unfolds. The welcoming hallway is a stunning introduction, showcasing beautiful patterned tiled flooring, elegant wall panelling, soaring ceilings, decorative ceiling roses, picture rails, and a magnificent stained glass feature window. Natural light floods the space, while the original character details instantly evoke the craftsmanship and elegance of the Edwardian era. To the left, the formal dining room is a beautifully refined entertaining space. Original pine floorboards run underfoot, complemented by striking stained glass bay windows, charming window seating, and bespoke radiator covers. The fireplace could easily be reinstated should a buyer wish to restore its full functionality. This is a room designed equally for intimate family dinners and larger gatherings filled with conversation and candlelight.

Across the hallway, the elegant sitting room enjoys a wonderfully cosy atmosphere, centred around a working real fireplace with tiled and cast-iron surround. Plantation shutters frame the bay window beautifully, while intricate covings and another exquisite ceiling rose continue the home's rich architectural story. The room feels both grand and inviting, a perfect retreat on winter evenings. Beyond the hallway, the home continues to surprise and delight. A charming study offers a quieter, more intimate space, complete with fitted bookshelves, a plate rail, another handsome, Edwardian fireplace, and a log burner that creates a wonderfully comforting ambience. Hardwood French doors open directly onto the garden, allowing this room to flow seamlessly outdoors during the warmer months.

At the heart of the home lies the spectacular open-plan living kitchen, a sociable and beautifully designed family space where everyday life naturally gathers. Quartz and walnut worktops blend warmth with contemporary style, while integrated Hotpoint ovens and a four-ring induction hob provide practicality for busy households. A porcelain sink overlooks the garden, and the large central island offers additional storage and informal seating. The kitchen flows effortlessly into the dining area and onwards into the superb garden room.





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Designed to embrace the surrounding greenery, the garden room is flooded with natural light thanks to its apex ceiling, feature apex window, and two sets of hardwood French doors opening onto the garden. With its insulated timber-panelled ceiling and peaceful garden outlook, this space feels wonderfully tranquil throughout the seasons. A separate utility room provides exceptional practicality, featuring tiled flooring, two skylights, additional sink and storage space, room for appliances and a secondary fridge, as well as external garden access. A second downstairs WC further enhances the functionality of this expansive family home.

Upstairs, the sense of character continues. An impressive and beautiful stained glass ceiling window illuminates the landing, now sympathetically enhanced with LED lighting. The principal bedroom is an exceptional sanctuary, enjoying plantation shutters, generous proportions, and ample space for a large bed and seating area. The luxurious ensuite features twin sinks with storage beneath, porcelain flooring with electric underfloor heating, a freestanding deep bath, separate rainfall shower, bidet toilet, and elegant wall lighting. Adjoining the bedroom is a superb walk-in wardrobe fitted with storage, hidden shelving, drawers, and a full-length mirror.

The remaining bedrooms are equally impressive. Bedroom two enjoys a magnificent triple-aspect bay with original stained glass windows and painted timber floorboards, while secondary glazing provides excellent insulation and peace. Bedroom three benefits from dual-aspect garden views and hardwood double glazing. Bedroom four is another generous double room complete with fitted storage. The family bathroom is beautifully appointed with full tiling, a double ended bath, a large walk-in rainfall shower, bidet, vanity storage, and elegant wall lighting.



The second floor provides remarkable versatility. Bedroom five sits attractively within the eaves, illuminated by two skylights and accompanied by extensive eaves storage. A separate shower room serves this level, while an additional office or sixth bedroom enjoys dual-aspect windows and access to further roof storage. Additional shelved storage off the landing ensures the home caters effortlessly for growing families.

Outside, the gardens are every bit as special as the home itself. The South-East-facing rear garden feels wonderfully private and secluded, bordered by mature planting including rhododendrons, lilac, holly, and cherry trees. Indian stone paving, lawned areas, and raised brick borders create distinct spaces for entertaining, relaxing, and family life. The garden is not overlooked, offering a rare sense of peace and seclusion despite being just moments from the centre of Bramhall.

Adding even further appeal is the substantial semi-detached two-storey coach house, a rare and characterful feature bursting with potential. Complete with power, sockets, two upper windows, and fascinating original stable hatch details, this versatile space could serve as a gym, studio, playroom, workshop, or hobby space. Vehicle access remains possible, and the original history of the building adds a unique charm seldom found today.

This remarkable home perfectly balances elegant Edwardian architecture with practical family living, all within a short stroll of Bramhall village, excellent schools both state and independent, and the train station. Beautifully finished throughout and filled with warmth, history, and personality, it offers an exceptional lifestyle opportunity in one of the area's most desirable settings.





## Key Features:

- Stunning 1904 Edwardian family home filled with original character and charm
- Beautiful covered front veranda with tiled flooring
- Exceptional open-plan living kitchen and garden room overlooking the garden
- Six versatile bedrooms including luxurious principal suite with dressing room and ensuite
- Semi-detached two-storey coach house with endless potential
- Large private corner plot with mature landscaped gardens and gated access onto Ladythorn Road
- Walking distance to Bramhall village, excellent schools, and train station

**Tenure:** Leasehold

**Council Tax Band:** G

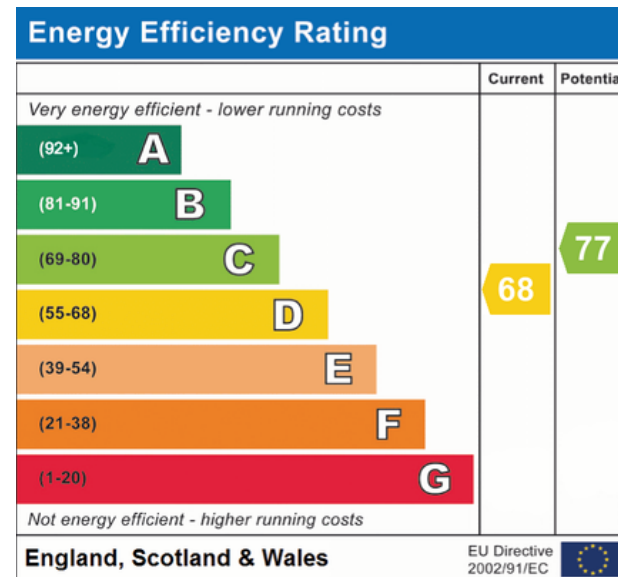
**Possession:** Vacant possession upon completion

**Total Floor Area:** 3181 sqft

**Viewing:** Strictly appointment only through Shrigley Rose & Co

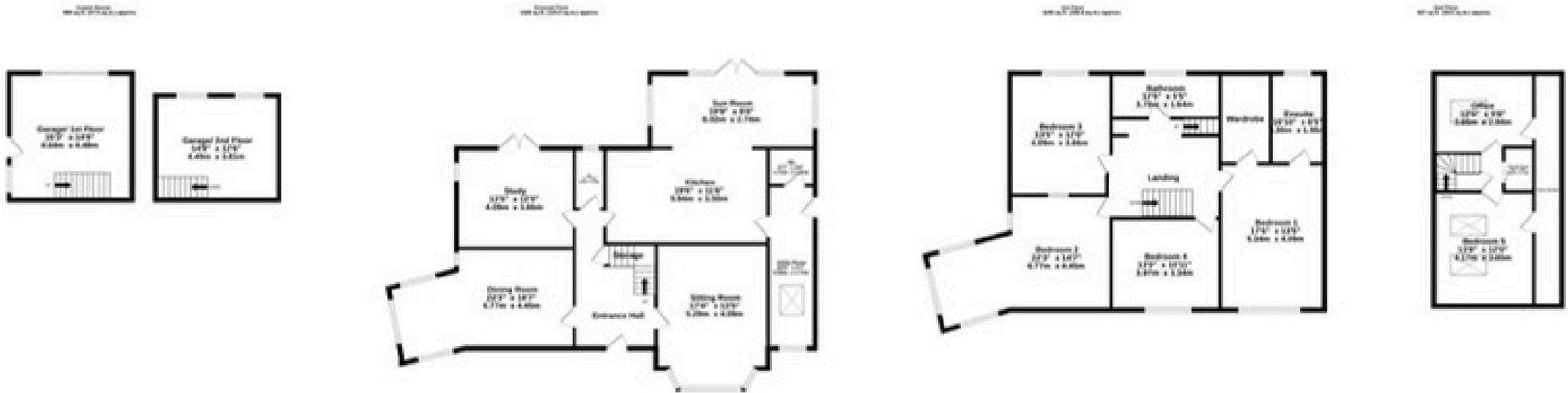
## Property Summary:

Dining Room  
 6.77m x 4.45m  
 Study  
 4.09m x 3.66m  
 Wc  
 2.22m x 1.12m  
 Kitchen  
 5.94m x 3.50m  
 Sun Room  
 6.02m x 2.74m  
 Sitting Room  
 5.29m x 4.09m  
 Utility Room  
 5.94m x 1.71m  
 Wc  
 1.71m x 1.37m  
 Bedroom 1  
 5.34m x 4.09m  
 En-suite  
 3.30m x 1.95m  
 Bathroom  
 3.78m x 1.64m  
 Bedroom 2  
 6.77m x 4.45m  
 Bedroom 3  
 4.09m x 3.66m  
 Bedroom 4  
 3.97m x 3.34m  
 Bedroom 5  
 4.17m x 3.65m  
 Office/Bedroom 6  
 3.65m x 2.94m  
 Shower Room  
 1.63m x 1.12m  
 Coach House Ground Floor  
 4.64m x 4.48m  
 Coach House 1st Floor  
 4.49m x 3.81m





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



**TOTAL FLOOR AREA : 3312 sq.ft. (307.7 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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