



Part Exchange  
Considered

Bellairs, Forbes Park, Bramhall, Stockport, SK7 2RE

SHRIGLEY ROSE & CO  
Bespoke Estate Agents





## Bellairs, Forbes Park, Bramhall, Stockport, SK7 2RE

Bellairs - A striking Tudor-inspired residence of distinction, stands proudly within an exclusive cul-de-sac of just twelve executive homes, each echoing the timeless elegance of Bramhall Hall architecture. Built in 1989 and lovingly maintained as a cherished family home ever since, this is a property that offers not only impressive proportions, but a setting that feels both picture-perfect and peacefully removed from the everyday.

As you arrive, the sense of occasion is immediate. The entrance to the cul-de-sac is framed by charming black and white guard houses and traditional lampposts lining the road, creating a storybook approach. Mature trees arch overhead, and every home is immaculately kept, contributing to what the current owner describes as "picture perfect" surroundings. There is a distinct feeling of country calm here, yet you remain moments from everything you need. Bellairs itself delivers exceptional Tudor-style curb appeal. The handsome black and white timber detailing, arched upper windows and warm brickwork create a façade of real presence and character. A curved block-paved driveway provides parking for approximately five vehicles and leads to the integral double garage with two electric up-and-over doors. The front garden has been thoughtfully landscaped with a Japanese-inspired zen aesthetic, featuring stepping stones, sculptural planting and a tall pine tree, enhancing the sense of tranquillity before you even step inside.

A tiled porch with inset doormat, decorative dado rail and grand wooden double doors sets the tone for the welcoming interior. Glazed inner doors open into a spacious hallway where double doors aligned with the entrance draw your eye straight through the house to the garden beyond a beautifully designed sightline that enhances the home's sense of space and flow. A stained glass window graces the landing above, casting coloured light across the wooden banister staircase. To the left of the hallway sits a cosy snug, positioned at the front of the house with a bay window overlooking the driveway and front door. Currently a comfortable retreat, it would equally make a charming playroom. Coir carpeting adds warmth underfoot, and an elegant arched internal window through to the hall provides a distinctive architectural feature. To the right of the large hallway, behind double doors, is a further reception room currently used as a home office. With a bay window to the front lawn and decorative coving, it offers a bright and peaceful workspace. The living room is a refined yet inviting space, complete with ornate coving, a decorative dado rail and a gas fireplace with stone mantelpiece (installed approximately five years ago). Bespoke storage flanks the fireplace, including a concealed TV cupboard to keep the room elegantly uncluttered along with built-in cabinetry and a radiator cover topped with a display shelf. From here, two sets of double doors open seamlessly into the modern garden room.



This impressive garden room is flooded with light from four large skylights set within the apex ceiling and wraparound sliding glazed doors on both sides, allowing the garden to flow effortlessly into the home. LVT wood-look flooring runs underfoot, and with additional side windows, light pours in from three aspects. Outdoor spotlights are fitted within the apex windows and the external lighting enhances the atmosphere in the evenings. It is a spectacular space for both relaxed family living and entertaining.



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At the heart of the home lies the open-plan kitchen, dining and living area, finished with Amtico wood-look flooring. Granite worktops provide both durability and elegance, complemented by a Siemens integrated combi microwave oven, a second oven, and a Fisher & Paykel double-stack dishwasher. An induction hob is set within the central island, complete with extractor hood and space for two stools, perfect for informal breakfasts or social cooking. There is ample storage throughout, a sink and a half, room for a freestanding fridge freezer, and two radiator covers with shelving above add further practicality. French doors open onto the patio, strengthening the connection between inside and out.

The garden unfolds across two levels, thoughtfully designed to capture sunlight throughout the day. Conifer trees line the borders for privacy, while a circular lawn forms a charming focal point. A pergola draped in cream wisteria frames the kitchen doorway, breath-taking when in bloom. The garden backs on to protected woodland offering a wonderful natural backdrop. Access runs down both sides of the house, with discreet bin storage by the garage, an outdoor tap and further exterior lighting.

A well-appointed utility room sits just off the kitchen, featuring a full glass door to the garden, wood-look worktops, inset sink and a half beneath a side window, plentiful storage, space for appliances and a heated towel rail for drying clothes. From here, there is direct access to the integral double garage, which also benefits from an additional sink.

Upstairs, four generously sized double bedrooms continue the home's sense of comfort and proportion. All front and side windows are wooden and double glazed. The principal bedroom easily accommodates a super king bed and features decorative coving, a large window overlooking the garden, and a dressing area illuminated by a stained glass side window. Built-in mirrored wardrobes provide excellent storage. The ensuite bathroom is fully tiled and includes electric underfloor heating and a walk-in wet room style shower. The remaining bedrooms are equally well-sized, several with built-in storage and one benefitting from an airing cupboard with shelving. The family bathroom delivers a luxurious hotel-like experience, tiled floor to ceiling with a wet room style shower, separate bath beneath the window, under-sink storage and electric underfloor heating. A downstairs WC with adjoining cloakroom, also featuring stained glass detailing, completes the accommodation.

Bellairs enjoys easy walking access to Bramhall Park via the golf course, and is ideally positioned for excellent local schools including Cheadle Hulme School, Bramhall High School and Pownall Green Primary School. Bramhall Village is also within easy reach. This is a peaceful, comfortable and beautifully balanced family home, one that offers the charm of the countryside with the convenience of village life.







## Key Features:

- Exclusive cul-de-sac of just twelve Tudor-style executive homes
- Four generous double bedrooms, including principal suite with ensuite
- Impressive black and white timbered façade with outstanding curb appeal
- Block-paved driveway with parking for approximately five vehicles
- Integral double garage with two electric up-and-over doors
- Stunning garden room with apex skylights and wraparound sliding glazed doors
- Open-plan kitchen/dining/living space with granite worktops and premium appliances
- Landscaped two-tier garden with circular lawn and wisteria-covered pergola

**Tenure:** Leasehold

**Council Tax Band:** H

**Possession:** Vacant possession upon completion

**Total Floor Area:** 3011 sqft

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

## Property Summary:

Hall  
3.34m x 6.09m

Snug/Playroom  
5.11m x 3.56m

Dining Area  
4.40m x 3.30m

Kitchen  
5.10m x 3.61m

Utility Room  
4.41m x 1.85m

Living Room  
4.41m x 6.34m

Sun Room  
4.17m x 5.55m

Office  
4.06m x 3.72m

Wc  
2.64m x 1.83m

Garage  
5.74m x 5.10m

Bedroom One  
4.41m x 3.53m

Bedroom Two  
4.68m x 3.72m

Bedroom Three  
5.10m x 3.61m

Bedroom Four  
3.22m x 3.60m

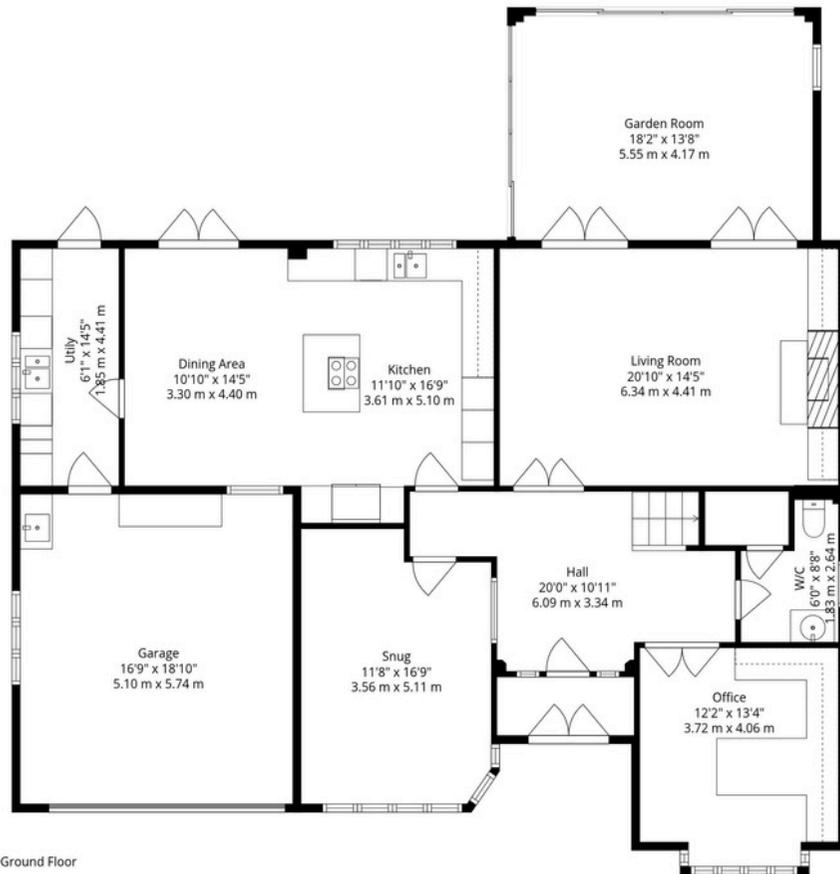
Bathroom  
2.27m x 2.97m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



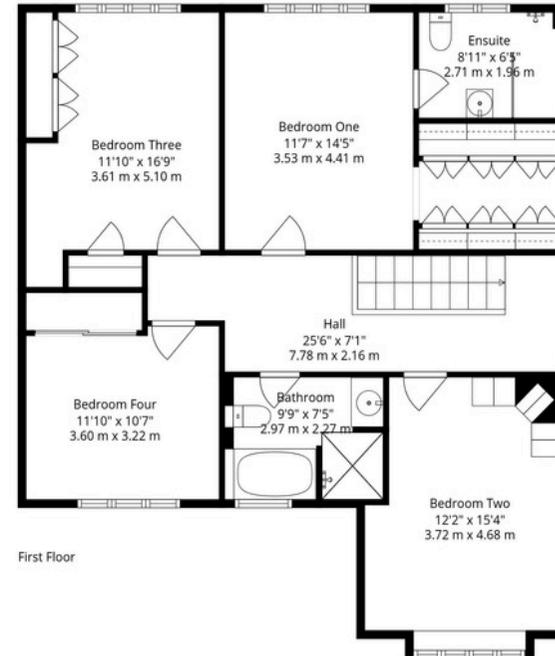
DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



Ground Floor

**TOTAL: 3011 sq. ft, 280 m2**  
GROUND FLOOR: 1927 sq. ft, 179 m2, FIRST FLOOR: 1084 sq. ft, 101 m2  
EXCLUDED AREAS: WALLS: 206 sq. ft, 19 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Accurate To 97%.



First Floor



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