

Part Exchange
Considered



30 Shelley Court, Cheadle Hulme, SK8 6JH

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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This exceptional 10-year-old family home seamlessly blends contemporary design, industrial-inspired details, and thoughtfully planned living spaces, creating a home that is as stylish as it is functional. Bathed in natural light, the property features bespoke finishes and a carefully considered layout that combines comfort, practicality, and sophistication throughout.

The moment you enter, a dramatic sky lantern hallway floods the space with natural light, highlighting a striking glass walkover that elegantly bridges the staircase to the kitchen below. This unique architectural feature creates an airy, visually captivating connection between floors, setting the tone for the home's contemporary design.

The master suite, accessed directly from the hallway, is a private sanctuary, offering a luxurious ensuite shower, a vanity sink, and expansive walk-in wardrobes. Two additional double bedrooms provide flexible accommodation: one benefits from dual-aspect windows that maximize daylight, while the other is pre-wired with Cat 5 cabling to support high-speed connectivity, ideal for remote working or gaming. A beautifully appointed family bathroom features patterned tiled flooring, a freestanding bath, a separate shower, a vanity sink, and a touch-sensitive mirror, while a cleverly designed Jack and Jill shower room adds both convenience and privacy for the family or visiting guests.

The heart of the home is a striking open-plan living, dining, and kitchen area, perfectly designed for modern family life and entertaining. Industrial-style elements provide character and edge, while bi-folding doors extend the space seamlessly into the garden, creating a light-filled, indoor-outdoor living experience. The bespoke kitchen is both stylish and practical, featuring high-gloss base units, warm wooden worktops, a central island, a 4-ring gas hob, and integrated appliances, complemented by a utility room offering additional storage and workspace.



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This home is designed to cater to every aspect of modern living. A cinema/TV room with recessed storage offers an immersive entertainment experience. A gym/bedroom four opens via bi-folding doors onto an artificial grass area, perfect for exercise or play. A study/reception room provides a quiet, well-organized workspace. Underfloor heating in the kitchen, office, and gym ensures year-round comfort, while fresh-air circulation and integrated speakers throughout enhance the modern lifestyle experience.

Industrial-style touches, including a striking wooden staircase and bespoke storage solutions, complement the home's clean lines and contemporary aesthetic. The versatile layout is ideal for both family living and entertaining, providing spaces that adapt seamlessly to every lifestyle need. This property represents a rare opportunity to acquire a thoughtfully designed, light-filled family home with individuality, character, and modern conveniences at every turn.

The Current Owners Love:

- Stylish open-plan living with a bright, modern layout
- Energy-efficient design for sustainable, cost-effective living
- Contemporary architecture with sleek, modern finishes

We Have Noticed:

- One-of-a-kind bespoke detached home with truly unique design
- Spacious, quirky interiors with highly flexible living accommodation
- Rare opportunity to own a distinctive, character-filled property unlike any other







Key Features:

- Architecturally striking entrance with sky lantern and feature glass walkover
- Luxurious principal suite with bespoke wardrobes and elegant ensuite
- Three double bedrooms offering flexible, light-filled accommodation
- Designer family bathroom and Jack & Jill shower room with high-end finishes
- Impressive open-plan living space perfect for modern family life and entertaining
- Bespoke kitchen with central island and integrated appliances
- Seamless indoor-outdoor living via expansive bi-fold doors
- Dedicated cinema room, gym/fourth bedroom, and private study
- Premium specification throughout, including underfloor heating, integrated audio, and smart layout

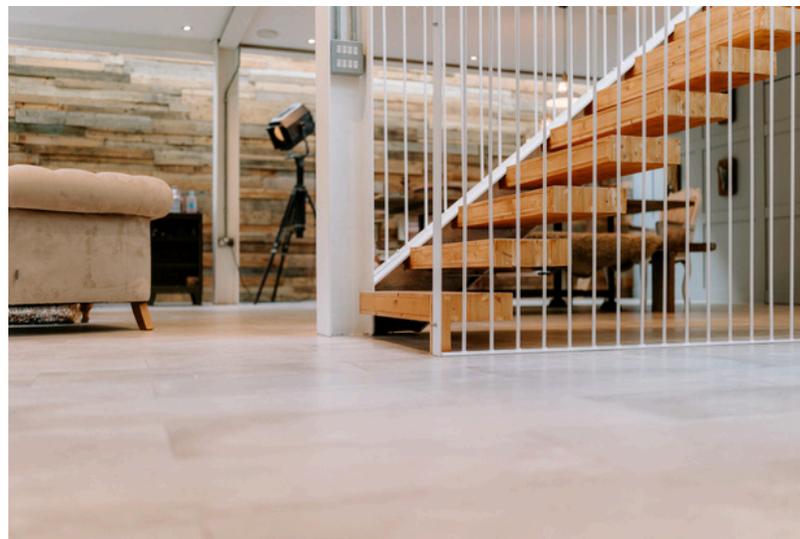
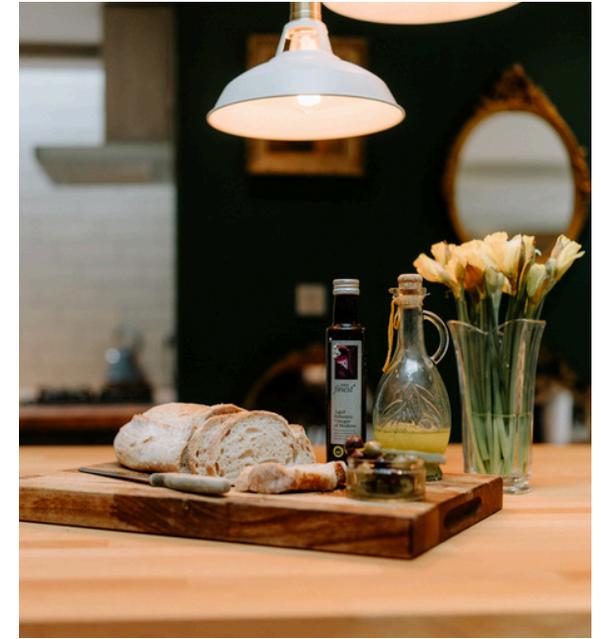
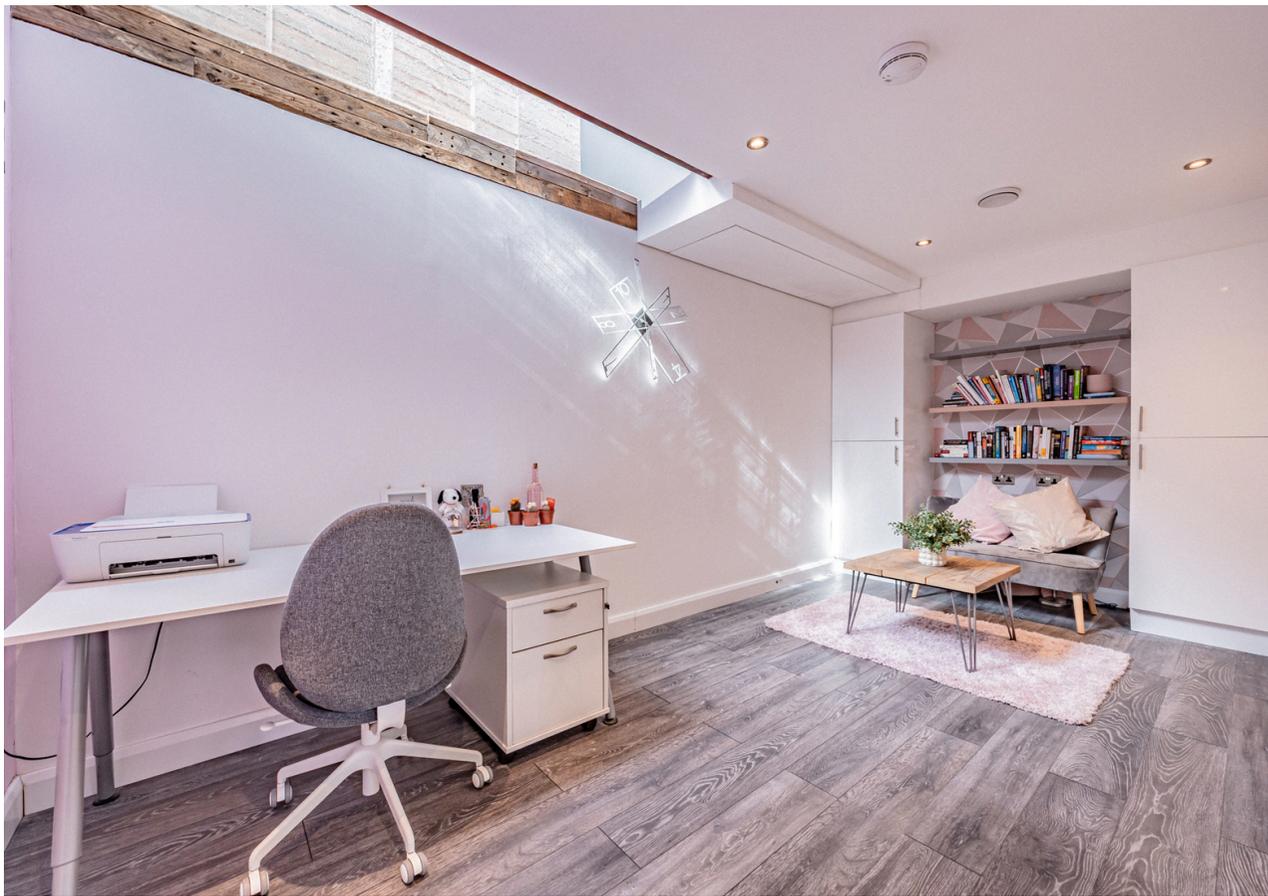
Tenure: Freehold

Council Tax Band:

Possession: Vacant possession upon completion

Total Floor Area: 2599 Sq Ft

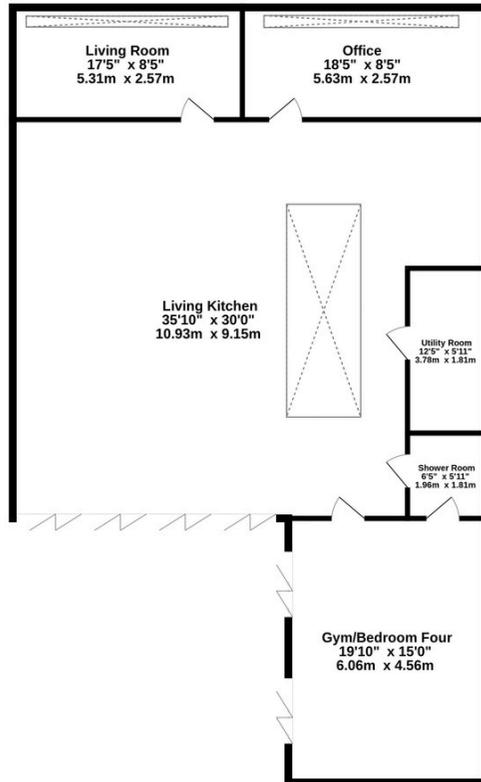
Viewing: Strictly appointment only through Shrigley Rose & Co



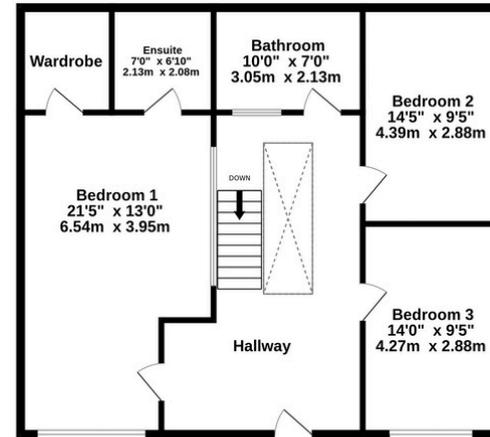


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Basement
1677 sq.ft. (155.8 sq.m.) approx.



Ground Floor
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 2599 sq.ft. (241.4 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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