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Considered



Bramhall Lane, Stockport, SK3 8TX

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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An exceptional period residence, this home seamlessly blends timeless character with versatile modern living, offering over 4,000 sq.ft set within one of Davenport's most desirable locations.

Positioned within the highly sought-after area of Davenport, this substantial and beautifully refined period residence on Bramhall Lane offers an exceptional standard of living, combining timeless character with carefully considered modern upgrades. Extending to over 4,000 sq ft and arranged across four impressive floors, the home sits within a private plot of approximately 0.32 acres, where privacy and tranquillity are immediately apparent from the moment of arrival.

The approach is both secure and striking, with electric gates opening onto an expansive driveway capable of accommodating up to ten vehicles, alongside access to a garage with an electric up-and-over door and tiled flooring, offering potential for use as a gym or additional recreational space. The sense of quality continues throughout, where solid wooden doors, original stained-glass windows and elegant period detailing, including ceiling roses and a marble-surround fireplace, blend seamlessly with contemporary finishes.

The ground floor unfolds from a large, welcoming entrance hall. An attractive archway at the far end leads towards a conveniently positioned WC and storage room, while steps descend to the cellar. The traditional living room, positioned to the right of the hallway, is a particularly elegant space centred around a marble fireplace with a distinctive archway inglenook, flanked by beautiful windows that draw in natural light and enhance the room's character.

At the heart of the home lies an impressive open-plan living room, dining, family and kitchen area that wraps around the rear of the house, providing generous space and picturesque views through glass bi-fold doors onto the garden. The lounge area has a fan-assisted electric fire which forms a focal point while underfloor heating running throughout the ground floor for added comfort. An abundance of natural light throughout the day, creates a bright and welcoming atmosphere. This open-plan layout, offers a seamless flow that works perfectly for modern living and entertaining.

The bespoke kitchen is fitted with high-quality Miele units in a rich dark wood finish, complemented by solid granite worktops. Designed with both functionality and visual impact in mind, it incorporates two sinks, a boiling water tap, double ovens, a microwave combi and an integrated dishwasher, along with a thoughtfully designed bin system. Space for a freestanding, industrial-sized fridge and freezer further enhances practicality, while a separate butcher's pantry and additional refrigeration provide excellent storage and preparation space.

The basement has been thoughtfully converted to create a fully self-contained annex, ideal for multi-generational living or guest accommodation. With its own private entrance, the space is highly versatile and currently comprises an open-plan bedroom with a seating area, an additional bedroom/playroom, utility facilities and a shower room. Additional features include carpeted flooring, spotlights, built-in storage, a separate water tank system and a Worcester Bosch boiler, as well as a secure storage or safe room.





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Across the upper floors, the home offers five generously proportioned bedrooms within the main residence, all benefiting from fitted wardrobes, with the flexibility to extend to seven or eight bedrooms when including the dressing room and annex accommodation. The principal suite is particularly impressive, enjoying views of the garden and featuring a stunning concealed, luxurious six-piece ensuite bathroom with a walk-in shower, oversized built-in bath, twin sinks, bidet and WC. Mirrored sliding doors also reveal a discreet built-in dressing table, enhancing both style and functionality. A further room at the front of the home, currently used as a dressing room (could be used as a bedroom or study) enjoys a bay window, extensive fitted storage and access to an additional storage room.

The second-floor bedrooms continue to impress, including the largest room with mirrored fitted wardrobes leading through to a private ensuite, complete with a striking sunken bath and contemporary finishes. Another bedroom could be a study is a good size and additional storage can be found within the eaves, while stained-glass windows on the landing enhance the home's period charm and character.

Bathrooms throughout are finished to a high specification, with five in total, many featuring marble tiling and underfloor heating. The main family bathroom includes a jacuzzi bath, while other ensembles offer wet room-style showers with oversized rainfall fittings and skylights that flood the spaces with natural light. German-engineered touch light switches are installed throughout, adding a subtle layer of modern sophistication.



Externally, the rear garden is a true highlight- exceptionally private and beautifully landscaped to provide a variety of seating and entertaining areas. Bi-fold doors from the open-plan kitchen and dining area create a seamless connection to an Indian sandstone paved veranda with a glass balustrade, ideal for gatherings. Steps lead down to a side vinery/ pergola and a substantial lawn, framed by mature trees including apple and pear varieties, as well as two large protected pine trees and additional fir trees along the rear boundary, offering both character and seclusion. The garden is also equipped with power points throughout and two water taps, alongside two storage sheds and convenient side access.

Further benefits include an intercom security system with integrated panic buttons, reinforcing the home's sense of safety and exclusivity. This is a rare opportunity to acquire a home of remarkable scale and versatility, where period elegance meets modern luxury in a setting that offers both privacy and convenience.

The Current Owners Love:

- Bright and welcoming throughout, with natural light flowing in from morning through to evening
- Impressive open-plan living space, designed for both everyday comfort and effortless entertaining
- High-quality fixtures and fittings throughout, reflecting a refined and carefully considered finish





Key Features:

- Substantial period residence extending to over 4,000 sq.ft across four floors
- Five bedrooms (potential for up to eight) with five bathrooms, including a luxurious principal suite
- Impressive open-plan kitchen, dining and living space with bi-fold doors and underfloor heating
- Bespoke kitchen with premium appliances, granite worktops and separate pantry
- Elegant blend of original character features and high-quality contemporary finishes throughout
- Self-contained cellar annex with private entrance, ideal for multi-generational living
- Secure electronic gated entrance with extensive driveway and versatile garage/gym space
- Landscaped, private rear garden with sandstone terrace, pergola and mature trees

Tenure: Freehold

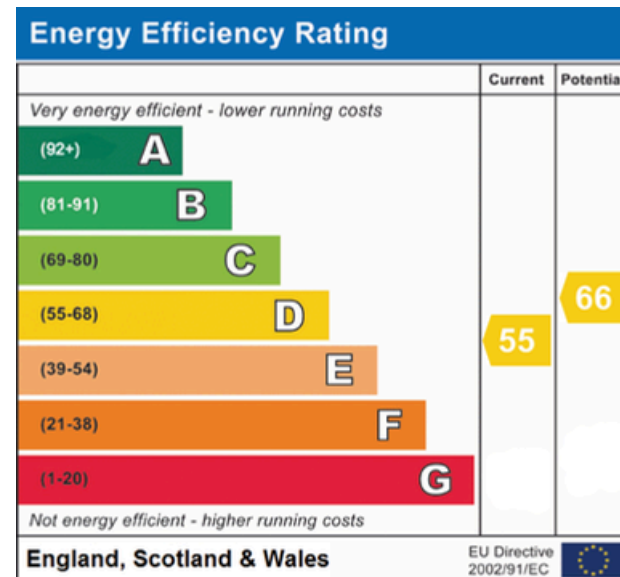
Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 4460 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

- Hallway
7.80m x 3.71m
- Living Room
4.47m x 3.89m
- Wc
2.23m x 1.30m
- Dining Kitchen
5.36m x 3.68m
- Family Room
7.57m x 3.14m
- Living Room
4.52m x 4.47m
- Bathroom
4.67m x 1.85m
- Landing
4.01m x 2.06m
- Bedroom One
4.72m x 3.99m
- Ensuite Shower Room
3.99m x 3.51m
- Bedroom Two
4.88m x 3.73m
- Bedroom Three
3.98m x 3.91m
- Bedroom Four
4.05m x 3.91m
- Bedroom Five
4.92m x 3.51m
- Ensuite Bathroom
3.15m x 1.27m
- Bedroom/Study
4.01m x 2.62m
- Eaves Storage
3.58m x 1.65m
- Basement
Occasional Bedroom
4.46m x 4.06m
- Sitting Area
3.61m x 3.10m
- Play Room
4.57m x 4.57m
- Utility Room
4.52m x 4.11m
- Garage
6.44m x 4.06m





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



TOTAL FLOOR AREA : 4460 sq.ft. (414.4 sq.m.) approx.

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