

Part Exchange  
Considered



Holly Mount, Bridle Road, Woodford, SK7 1QN

SHRIGLEY ROSE & CO  
Bespoke Estate Agents





## Holly Mount, Bridle Road, Woodford, SK7 1QN

'Hollymount' is a beautifully maintained five-bedroom detached home, dating back to 1928, occupying an idyllic position on Bridle Road. Lovingly cared for by the current owners for 23 years.

A generous enclosed porch with extensive storage leads to a welcoming hallway, featuring a new front door, internal porch window and Amtico LVT wood-effect flooring. To the left, double doors open into the characterful front lounge/snug, where oak flooring, a bay window, stained glass detailing and a ceiling rose create a warm, country-cottage feel. The room centres around a striking stone flag fireplace with brick surround, housing a fully insulated, multi-fuel log-burning stove. Adjacent to this is a generous living room, entered via a newly fitted oak door and featuring an electric fire within a stone fireplace, an ideal setting for family gatherings or relaxed movie nights. Doors meanwhile, lead through to a stunning orangery, filled with an abundance of natural light and picturesque views of the garden. French doors open onto the grounds, while direct access is provided to both the garage and the external garden office, creating a seamless connection between indoor and outdoor living. To the right of the hallway is the formal dining room, carpeted and featuring a bay window with a deep sill, ceiling rose.

The spacious open-plan dining kitchen also enjoys garden views and offers excellent storage, including a pantry beneath the stairs. Appliances include a Siemens gas hob, Bosch dishwasher, Siemens double oven (one combi), freestanding fridge freezer and an additional integrated half fridge. Karndean flooring continues through to the utility room and downstairs shower room, ensuring a practical and cohesive layout.

The utility room provides further storage and space for freestanding appliances, while the downstairs shower room is an added benefit, featuring an electric shower.

An American yellow oak staircase, supplied by Richard Burbidge rises from the hallway, with feature stair lighting leading to a bright landing enhanced by two skylights.

Upstairs, the property offers five well-proportioned bedrooms. The principal bedroom benefits from fitted sliding wardrobes, tranquil garden views and an ensuite bathroom with a window, tiled flooring and bath with overhead shower. Bedroom two is a generous double with side aspect views, while bedrooms three and four feature fitted wardrobes and front-facing windows. Bedroom five is currently used as a home office, offering flexibility for modern family living. The family bathroom is a real delight, spacious and well-appointed, featuring a large walk-in shower with rain head, separate bath and ample storage.





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Externally, the property truly excels. A gated driveway with manual gates provides parking for up to six vehicles, in addition to a double garage with electric up-and-over door and potential for conversion to a gym or further living space. The garage links directly to a useful garden office, offering laminate wood-effect flooring, stunning garden views and excellent potential for a variety of uses, including a counselling room, treatment space or professional practice, with scope for a small waiting area.

The south-west facing garden is entirely private and not overlooked, featuring a stepped patio area, pathways leading to the bottom of the garden, a pond, picnic bench, greenhouse, and a beautifully mature landscape with two sycamore trees and one oak tree. Additional outbuildings include a wooden garden cabin currently used as a gym, complete with heating, lighting, power, window and glazed door, as well as a further shed. Power is also supplied to the sycamore tree.

The property also benefits from 17 solar panels installed in 2011, forming a 4kW system with a transferable income-generating contract, producing over 3,000 kWh annually. The home has been thoughtfully extended over time, with additions in the 1980s to the west (dining room and bathroom), and a later south-facing extension by subsequent owners.

Despite its peaceful setting, Bridle Road offers excellent access to local amenities, highly regarded schools and transport links. Nearby attractions include the Avro Heritage Museum, Davenport Arms and Aviator public houses, local shops, Notcutts Garden Centre, Woodford War Memorial Community Centre, and Woodford and Bramhall Cricket Club. Woodford Primary School is within walking distance, with Queensgate and Lostock Hall Primary Schools also nearby.

### The Current Owners Love:

- Sitting in the extremely private and secure rear garden fully relaxed and observing the abundant wildlife and greenery
- Living on a tranquil tree-lined lane so close to transport links and amenities
- Reading or listening to the radio in the comfort of the orangery

### We Have Noticed:

- Fabulous large private plot
- A Quality family home
- Huge private rear garden







### Key Features:

- A stunning Five-bedroom detached 1928 home set on a private 0.31-acre plot along a tree-lined stretch of Bridle Road.
- Open-plan dining kitchen with Siemens and Bosch appliances, plus pantry and separate utility room.
- Character features throughout, including oak flooring, bay windows, stained glass detailing and a log-burning stove.
- South-west facing, private garden with far-reaching views and mature landscaping.
- Stunning orangery with garden views and French doors opening onto the grounds.
- Principal bedroom with en-suite, alongside four further well-proportioned bedrooms.
- Versatile outbuildings, including a heated garden gym cabin and a garden office linked to the garage.
- Gated driveway and double garage, providing parking for up to six vehicles with conversion potential.
- 17 solar panels (4kW system) with transferable income-generating contract.

Tenure: Freehold

Council Tax Band: G

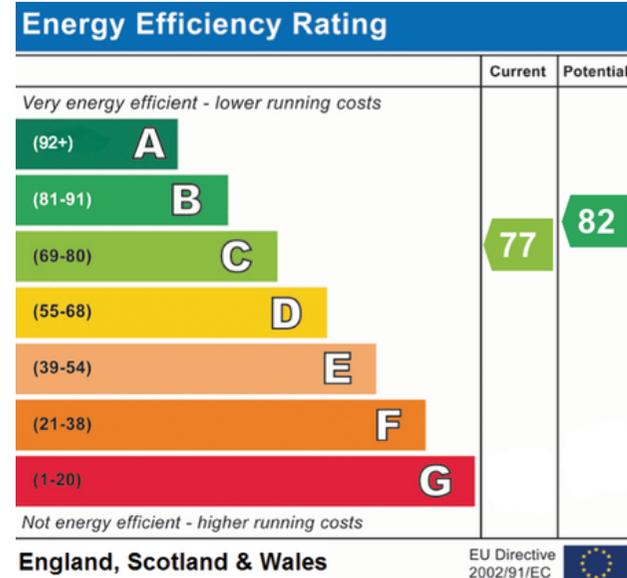
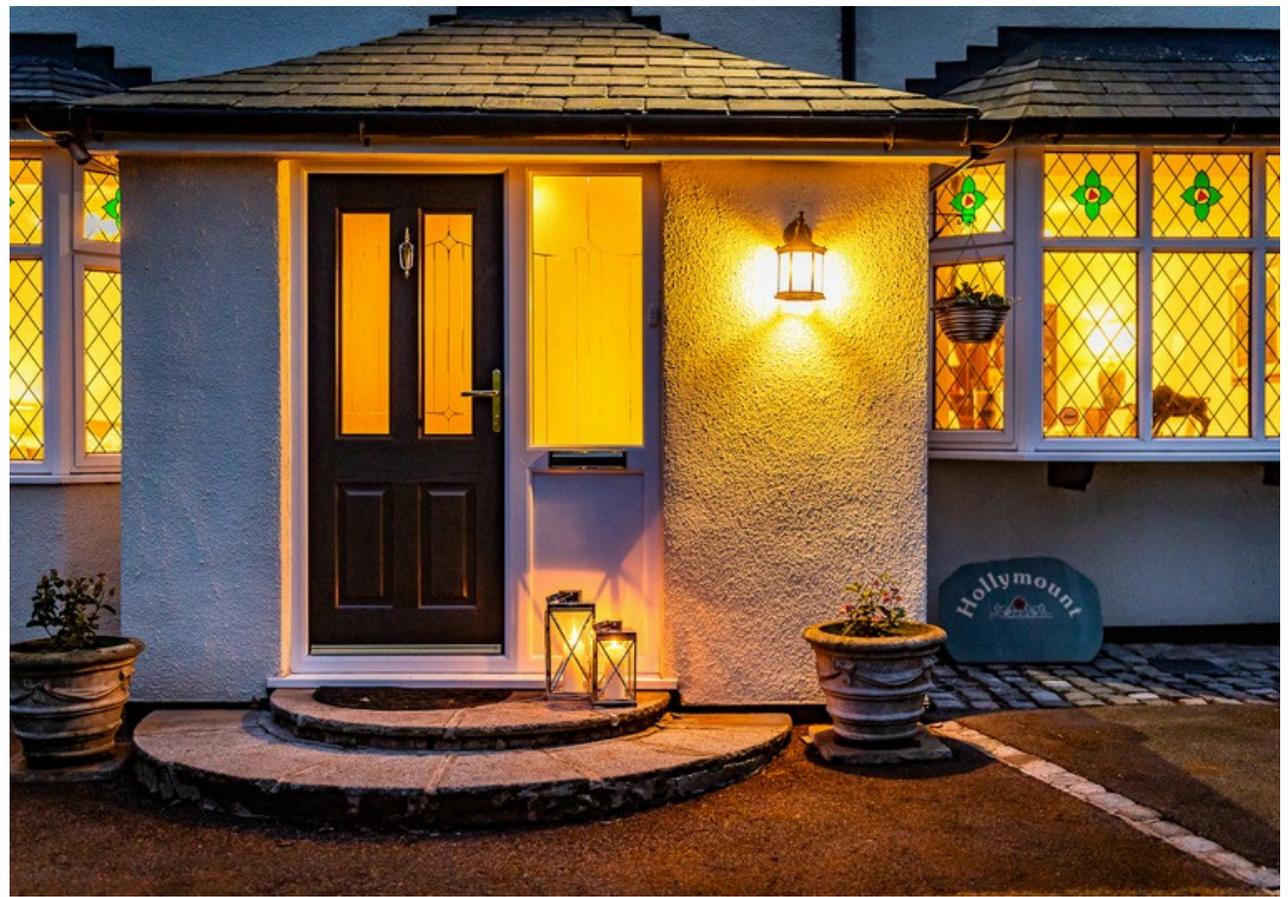
Possession: Vacant possession upon completion

Total Floor Area: 2950 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

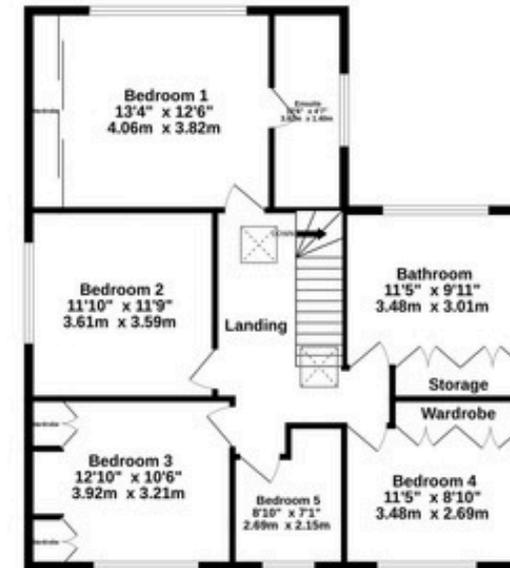
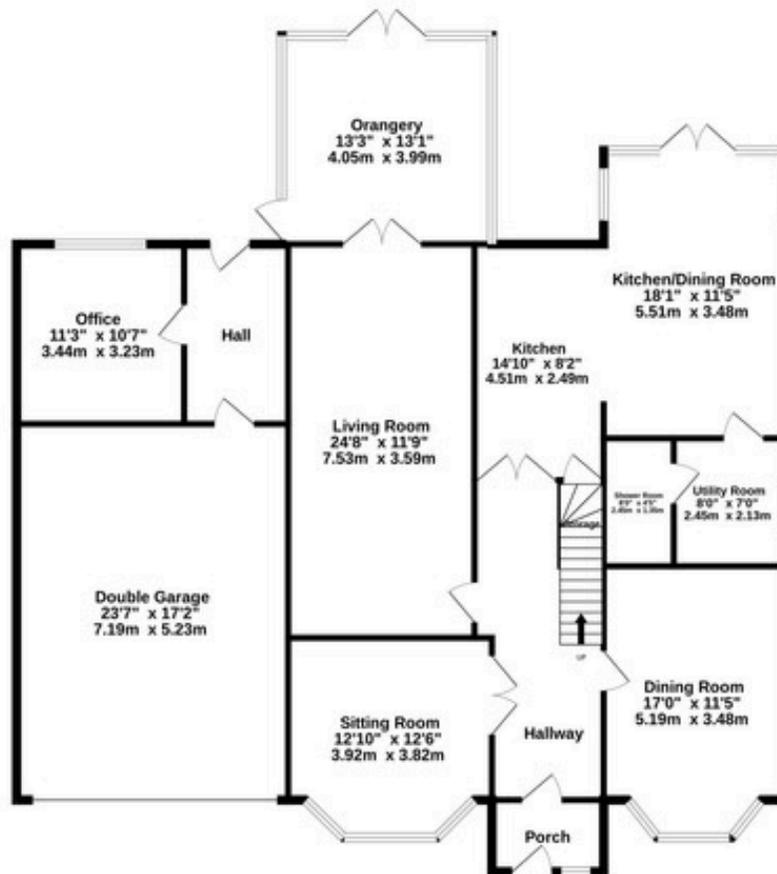
## Property Summary:

Living Room  
 3.59m x 7.53m  
 Orangery  
 3.99m x 4.05m  
 Kitchen  
 2.49m x 4.51m  
 Kitchen/Dining Room  
 3.48m x 5.51m  
 Utility Room  
 2.13m x 2.45m  
 Shower Room  
 1.35m x 2.45m  
 Dining Room  
 3.48m x 5.19m  
 Sitting Room  
 3.82m x 3.92m  
 Office  
 3.23m x 3.44m  
 Double Garage  
 5.23m x 7.19m  
 Bedroom 1  
 3.82m x 4.06m  
 Ensuite  
 1.40m x 3.82m  
 Bedroom 2  
 3.59m x 3.61m  
 Bedroom 3  
 3.21m x 3.92m  
 Bedroom 4  
 2.69m x 3.48m  
 Bedroom 5  
 2.15m x 2.69m  
 Bathroom  
 3.01m x 3.48m





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



TOTAL FLOOR AREA : 2950 sq.ft. (274.1 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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