

Part Exchange
Considered



Ack Lane West, Cheadle Hulme, SK8 7ES

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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An exceptional five-bedroom family home where timeless character meets generous proportions and thoughtfully curated modern design, creating a space that feels both impressive and warmly inviting. To the front, a brick-paved driveway provides parking for at least four vehicles, with manual double gates opening onto a further driveway and carport that continues through to the garden. A terracotta-tiled brick porch offers practical space for shoes and sets the tone beautifully, leading through a charming front door adorned with matching stained glass.

Inside, the welcoming hallway immediately reveals the home's period appeal, with exposed wooden flooring and original solid wood doors. Natural light filters in through a side window as the stairs rise, while space for wall-mounted coat storage adds everyday practicality. An understairs cupboard gives access to a useful cellar housing the boiler and two separate chambers, ideal for storage. The elegant living room features high ceilings with picture rail, plantation shutters and exposed floorboards that flow seamlessly from the hallway. A log burner set on a stone hearth provides a cosy focal point. Two further reception rooms offer equally inviting retreats: a lounge positioned to the left of the hallway and a sitting room or snug that leads through to the kitchen. Both spaces enjoy exposed floorboards and working log burners, creating relaxed yet characterful rooms for everyday living.

To the rear, the heart of the home unfolds in the impressive open-plan living dining kitchen, extended by the current owners during their ten-year ownership. Designed with modern family life in mind, the space comfortably accommodates a large dining table alongside seating at the solid oak worktops. Bifold doors open directly onto a raised decked terrace with a gate, forming a seamless connection between house and garden, while a side stable door provides convenient access to the driveway. The kitchen is both stylish and practical, centred around a Smeg range with gas hob and electric oven, complemented by a full-size dishwasher, slimline wine fridge, soft-closing cabinetry and space for a freestanding fridge freezer and microwave. A skylight above the seating area enhances the natural light, wood flooring runs throughout, and electric underfloor heating extends through the kitchen, downstairs shower room and utility. The downstairs shower room is beautifully finished with Fired Earth tiles to both floor and walls, a rain-head shower. A separate utility room offers space for freestanding appliances, additional storage and benefits from a skylight overhead.

Outside, the garden is a true highlight. Thoughtfully landscaped, it features a pond, raised beds, two apple trees, a pear tree and a silver birch. A generous raised deck provides an ideal space for entertaining, overlooking the garden. An excellent insulated garden room, currently used as a home office, features LVT flooring, a glazed door and a window with garden views, along with direct access to a decked seating area.



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Upstairs, all five bedrooms are well proportioned and comfortably accommodate at least a double bed. Bedroom two is particularly generous, with plantation shutters to the front, skylights, a dressing area and an ensuite shower room. Another front-facing double bedroom features exposed floorboards, plantation shutters and a walk-in wardrobe with integrated lighting. A further versatile room, currently arranged with a desk and day bed, lends itself perfectly to use as a home office or occasional bedroom. There is also a well-proportioned double bedroom with a rear aspect. The expansive landing itself is a notable feature, enhanced by a high-level internal picture window that adds architectural interest. Along one side, built-in cupboards and wardrobes provide excellent linen and storage space, and at the far end of the landing sits a further rear-facing double bedroom, offering a peaceful and private retreat, ideal for those wanting their own space.

The family bathroom is elegantly appointed with a fitted bath, a corner rain-head shower, bespoke under-sink storage and indulgent underfloor heating. Additional benefits include a fully boarded and insulated loft, accessed via a built-in ladder, offering excellent storage and clear potential for extension into the roof space, subject to the necessary consents. A car port provides additional covered parking, completing this rare opportunity to acquire a spacious and characterful family home with versatile accommodation and impressive outside space.

Ideally positioned close to Hursthead Primary School and within easy reach of a wide range of local amenities, the property also benefits from convenient access to Cheadle Hulme train station, major motorway links and falls within the catchment area for Cheadle Hulme High School.

The Current Owners Love:

- Having three log burners and underfloor heating so you are cosy in the cooler months
- Bi-fold doors and decking looking out onto a large South facing garden in the warmer months
- The location is great, being equidistant between Cheadle Hulme and Bramhall

We Have Noticed:

- Catchment for Cheadle Hulme High School
- Substantial period family home
- Large Plot







Key Features:

- Catchment for Cheadle Hulme High School
- Five double bedrooms, all generously sized
- Open-plan living, dining and kitchen with solid oak worktops and bi fold doors opening to the rear garden
- Three log burners creating cosy focal points throughout.
- Insulated garden room/home office with direct garden access
- Landscaped garden with pond, raised beds, fruit trees, and shed
- Downstairs bathroom and utility with underfloor heating; stylish fittings
- Cellar and fully boarded loft with potential to extend

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 2588 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen/Dining Room
6.21m x 7.32m

Sitting Room
3.56m x 4.36m

Shower Room
2.26m x 2.26m

Utility Room
1.96m x 2.26m

Lounge
3.75m x 4.37m

Living Room
4.21m x 4.37m

Bedroom
3.43m x 4.59m

Bathroom

Office/Bedroom
2.51m x 4.12m

Bedroom
4.11m x 6.47m

Ensuite
1.00m x 3.37m

Bedroom
3.56m x 4.37m

Bedroom
4.21m x 4.37m

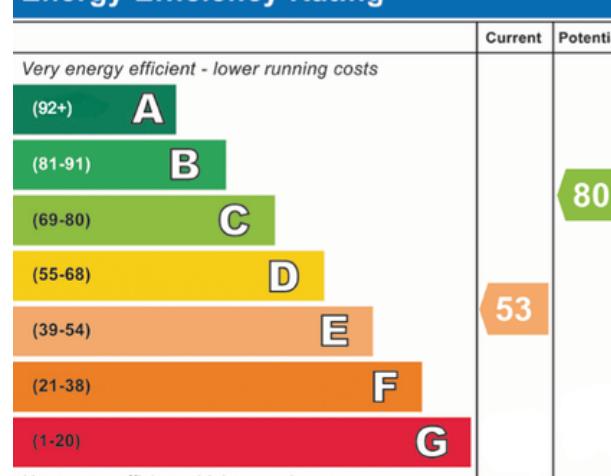
Cellar
3.97m x 4.43m

Cellar
2.57m x 3.45m

Outbuilding
2.27m x 2.48m



Energy Efficiency Rating



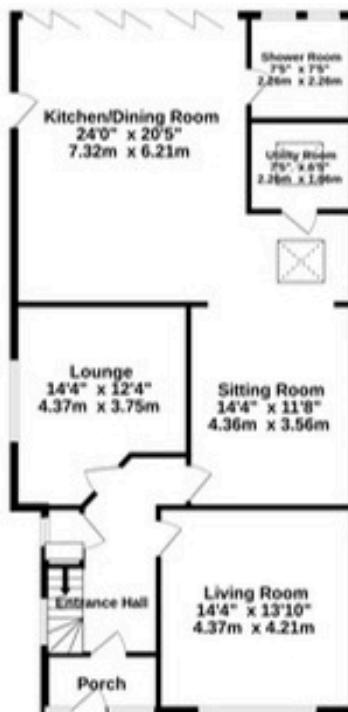
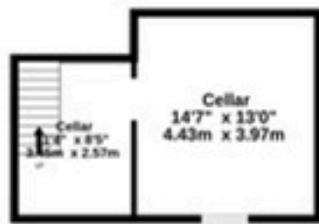
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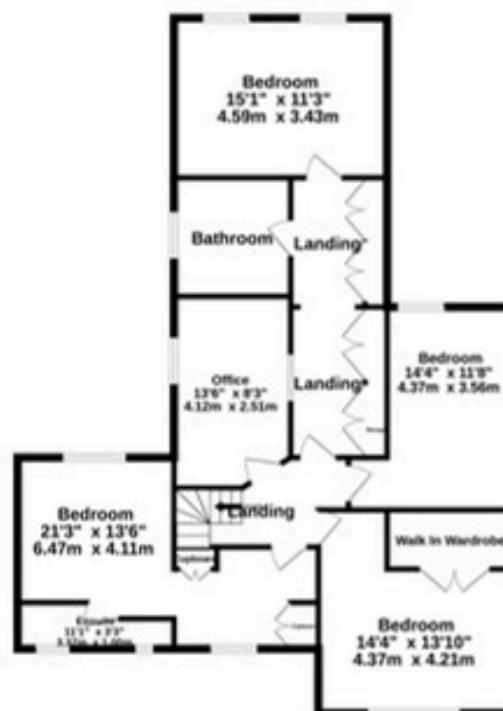
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TOTAL FLOOR AREA : 2590 sq.ft. (240.6 sq.m.) approx.

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4 Ravenoak Road, Cheadle Hulme, SK8 7DL
Tel: 0161 425 7878
Email: hello@shrigley-rose.co.uk
www.shrigley-rose.co.uk

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