

Part Exchange
Considered



Moss Bank, Bramhall, Stockport, SK7 1HA

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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An impressive and thoughtfully remodelled mid-century detached family home, offering substantial, flexible accommodation across two floors, enhanced by the rare addition of a self-contained annex and significant future development potential. Occupying a generous plot within one of Bramhall's most sought-after and affluent neighbourhoods, this is a home that perfectly balances space, versatility, character and long-term opportunity. Set within a quiet and highly regarded cul-de-sac of exclusively detached homes, Moss Bank enjoys a peaceful yet convenient position within walking distance of Bramhall Village, with its excellent selection of independent shops, cafés, restaurants and transport links. The property also falls within the catchment area for Moss Hey Primary School and Bramhall High School, making it an exceptional long-term family choice.

The home, built in 1964, retains much of its mid-century character, beautifully complemented by sympathetic updates made over the past 20 years by the current owners. A welcoming entrance vestibule leads into the main residence, where an open wooden staircase rises to a striking gallery landing, flooded with natural light from a dramatic full-height mid-century window overlooking the front of the property. This architectural feature sets the tone for the sense of space and light that flows throughout the house.

The ground floor accommodation is both generous and versatile. The impressive L-shaped living room provides an ideal space for entertaining, featuring a gas fire, built-in shelving and a warm, inviting atmosphere. This flows seamlessly into a bright garden room, with doors opening directly onto the south-west facing rear garden, perfect for enjoying afternoon sun and evening sunsets. A further reception room offers excellent flexibility as a sitting room, home office or playroom, while the dining kitchen, fitted with a NEFF oven, forms a natural hub for family life. A downstairs WC and inner hallway provide practical convenience and access to the annex.

To the first floor, the galleried landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from built-in storage and a large window overlooking the front, while another bedroom to the left features a high-level window, enhancing both light and privacy. A stylish four-piece family bathroom serves the remaining bedrooms.





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A standout feature of the property is the self-contained annex, offering exceptional flexibility for multi-generational living, dependent relatives, guest accommodation or potential future income. With both internal access from the main house and its own independent external entrance, the annex offers a highly flexible layout, comprising an entrance hall, fifth bedroom (currently used as an office), a utility, two further reception rooms that could serve as a snug or an office, and a superbly finished wet room. Externally, the home occupies a plot of approximately 0.14 acres. To the front, a driveway provides off-road parking for up to four vehicles, framed by a mature holly tree that adds privacy and character. The rear garden is south-west facing, predominantly laid to lawn and offers a private, tranquil space for outdoor living.

Importantly, the plot offers huge scope for further development or extension, subject to the necessary consents. Neighbouring properties clearly demonstrate the potential to significantly enhance and reconfigure the accommodation, making this an exciting opportunity for buyers looking to future-proof or add value. Additional benefits include a two-year-old boiler, established gardens, and a home that has been loved and cared for by the same owners for over 20 years.

Moss Bank is ideally located just off Old Moss Lane, combining excellent commuter access with the charm and convenience of village living. Viewing is strongly recommended to fully appreciate the scale, flexibility, character and exceptional future potential of this outstanding family home.

The Current Owners Love:

- Quite private and peaceful - A wonderfully secluded setting that feels calm and removed from the outside world.
- The South-west facing garden - Enjoy sunshine throughout the day and beautiful evening sunsets, perfect for outdoor dining and unwinding.
- Abundance of space - Generous room sizes throughout create a bright, airy home that works effortlessly for family life and entertaining.





Key Features:

- Self-contained annex with independent access and ground level bedroom
- Prestigious Bramhall cul-de-sac location
- Mid-century detached home (1964)
- South-west facing private garden
- Five double bedrooms plus flexible reception spaces
- Driveway parking for four cars
- Significant potential to extend and develop (subject to consent)

Tenure: Freehold

Council Tax Band: F

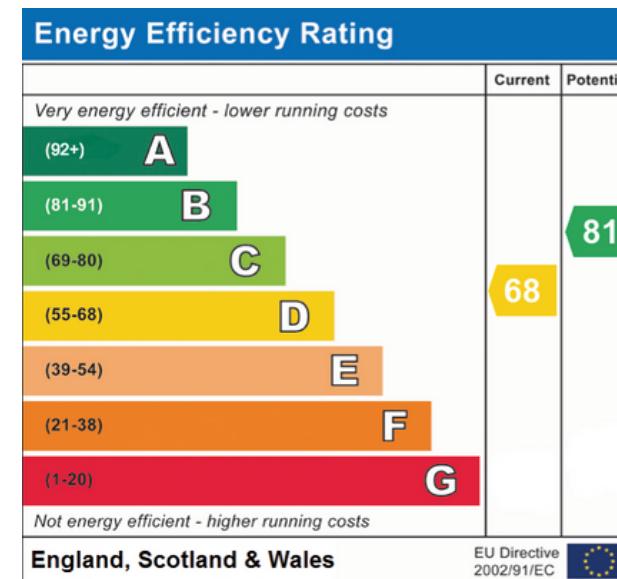
Possession: Vacant possession upon completion

Total Floor Area: 1912 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

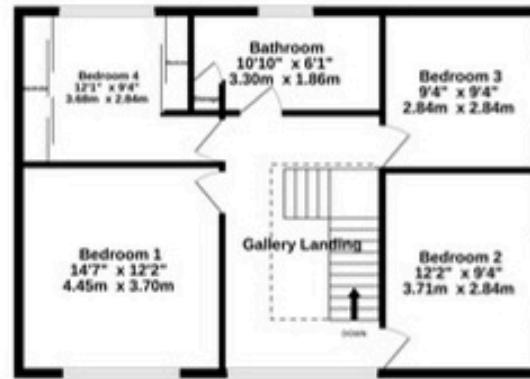
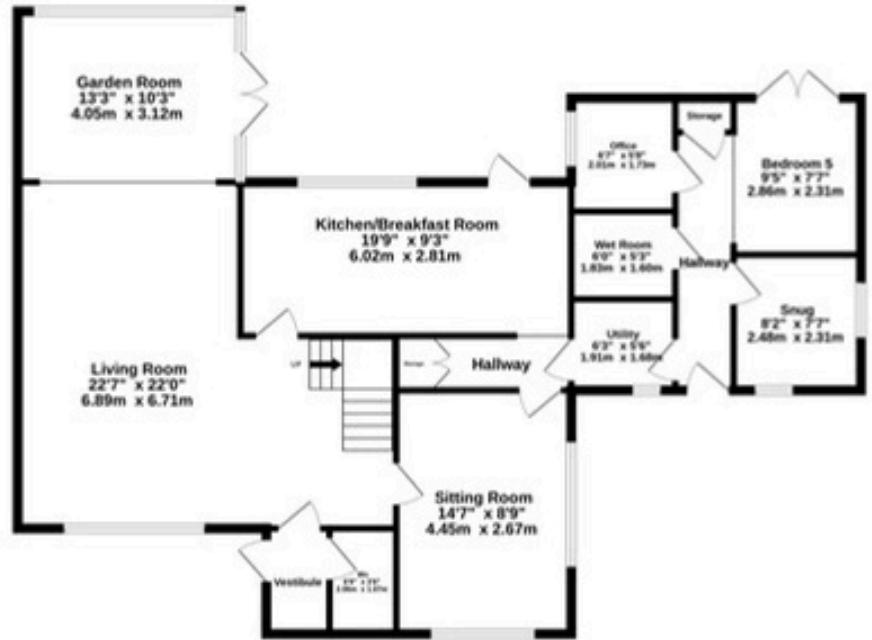
Property Summary:

Living Room	
6.71m x 6.89m	
Garden Room	
3.12m x 4.05m	
Kitchen/Breakfast Room	
2.81m x 6.02m	
Sitting Room	
2.67m x 4.45m	
WC	
1.07m x 2.06m	
Reception Room	
2.31m x 2.48m	
Living Room	
2.31m x 2.86m	
Reception Room	
1.73m x 2.01m	
Wet Room	
1.60m x 1.83m	
Kitchen	
1.68m x 1.91m	
Bedroom 1	
3.70m x 4.45m	
Bedroom 2	
2.84m x 3.71m	
Bedroom 3	
2.84m x 2.84m	
Bedroom 4	
2.84m x 3.68m	
Bathroom	
1.86m x 3.30m	





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



TOTAL FLOOR AREA : 1912 sq.ft. (177.7 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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