



Brookfield Farm  
36-38 George Lane | Stockport | Bredbury | SK6 1AS

FINE & COUNTRY



# BROOKFIELD FARM



*Brookfield Farm, one of the first properties built on George Lane, originally erected in 1771, stands as an exquisitely transformed farmhouse exuding charm and character. Meticulously renovated and decorated by its current proprietors, the property showcases four bedrooms, two bathrooms, a captivating lounge adorned with exposed brickwork, ample parking space for around 8 vehicles and an enchanting garden enclave. Evoking the timeless allure of a traditional farmhouse, Brookfield Farm epitomises warmth and comfort.*







# KEY FEATURES

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## Ground Floor

Upon entering Brookfield Farm, guests are greeted by a gracious reception hall adorned with hardwood flooring. Turning to the left, one encounters double doors leading into the meticulously designed and expansive lounge area, boasting remarkable features including a distinctive box feature bay window offering garden views, exposed brickwork, and a rustic wooden beamed ceiling. The lounge originally featured a dual fuel burner that could easily be re-installed. This inviting space exudes the quintessential warmth and charm reminiscent of a classic farmhouse ambience.

To the right of the hall lies the inviting open-plan kitchen dining area, seamlessly maintaining the traditional farmhouse aesthetic. Consistently characterised by exposed brickwork, a prominent kitchen island and a grand archway, this space exudes rustic charm accentuated by the continued wooden ceiling beams. Adding to its allure, an electric fireplace in a log burner style promises a cosy ambience during winter evenings, making it an ideal setting for hosting guests or enjoying wholesome family meals. The area also features the history of the house including an original brick with the year of construction engraved. The kitchen, designed in harmony with the country-style theme, features a range of wood wall, base, and drawer units. Equipped with a double electric oven, gas hob, extractor fan, and a convenient under-stairs storage cupboard/pantry, it offers both functionality and style. There is also additional space for a washing machine and freezer.

Continuing through the kitchen towards the back door, to the left-hand side, you encounter a newly fitted modern bathroom. Adorned with a sleek glazed shower enclosure, it offers a refreshing retreat to cleanse away the day's fatigue, ensuring the preservation of cleanliness and comfort within the residence. Completing the amenities, the bathroom boasts a heated towel rail, WC, and basin, elevating its functionality and convenience.











Hakuna Matata







# SELLER INSIGHT

“ Built in 1771, Brookfield Farm is a double fronted character farmhouse that I first viewed 20 years ago. It was a snowy, freezing cold December day and when I saw the Christmas trees in the windows, I fell in love with it there and then. The front door opened and I was enveloped in the warm homely feeling that is still apparent today, all these years later,” say the owners.

“The location was perfect too. I wanted a home with lots of personality that wasn't in the middle of nowhere, as well as easy access to local facilities and transport links, so this ticked every box. There is a nice sense of community here and we have lovely neighbours who have become good friends. There's plenty to do locally and we're central to a range of amenities such as supermarkets, restaurants, Post Office, butcher, bakery, DIY shop, and train station. We're set back from the road and people don't even know that we're here, so it really is the best of both worlds.”

“We built a gazebo at the bottom of the garden that has foundations in place for a hot tub. The outbuilding next to it could be utilised as a bar, changing rooms or a gym, so there are still opportunities for new owners to make their own mark. The garden is south facing and is in full sun from mid-morning right through to sunset, so it's ideal for relaxing and entertaining. We have enjoyed listening to the church bells ringing out on a Sunday morning whilst sitting on the large patio area which is the ideal spot for a cup of tea in the sun.”

“Downstairs is a truly inviting space where we can all be together as a family. The kitchen dining area is my special place where I can cook and chat to my friends, whilst the living room is my son's favourite room. The red brick fireplace matches the external bricks and we've had a dual fuel burner in there which was wonderful. My bedroom is my sanctuary where I can go to relax and watch tv after a busy day and I also love the fourth bedroom that I use as a dressing room but it could also be a fabulous single bedroom or home office.”

“I'm a perfectionist, so the property has been carefully restored to retain all original features. Some of the improvements we have made include the addition of a new bathroom with underfloor heating and we also lovingly hand-laid the granite cobbles to the front where we can easily park up to 6 cars. Brookfield Farm has been a happy home for us all and we're moving for family reasons but if I could pick it up and take it with me, I absolutely would!”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# KEY FEATURES

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## First Floor

The first floor of the property unveils a central landing area adorned with a striking feature window, artfully framing the garden and flooding the area with natural light. The upstairs features three generously proportioned double bedrooms and a versatile single bedroom, offering flexibility for use as an office or dressing room to suit individual preferences.

The master bedroom boasts spacious dimensions and is equipped with fitted wardrobes, a beamed ceiling, and a TV wall point for added convenience. The second bedroom showcases a charming cast iron fireplace and rustic beamed ceiling, adding character to the space. Bedroom 3 enjoys the ambience of a box-feature bay window akin to the lounge, infusing the room with delightful natural light.

The striking modern family bathroom offers both luxury and functionality, featuring a bath with an overhead shower and glass screen, complemented by a stylish vanity sink unit and WC. Enhanced with a heated towel radiator and a captivating light-up feature alcove, the bathroom exudes contemporary elegance. Complete with full tiling and underfloor heating, it epitomises comfort and sophistication.

























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# KEY FEATURES

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## Outside

Located at the front of the property is a granite cobbled driveway with ample room for 5/6 cars, accompanied by additional space in front of the garage for a further 2 spaces. The property is bordered at the front by a charming dry stone wall. The property is constructed of Handmade Cheshire Bricks with a grey stone slate roof. The rear of the property features a K-rendered section in white limestone that has a 25 year guarantee. Windows and doors are all newly installed however in keeping with the original features they utilise the original wooden lintels and stone sills with triple-glazed windows at the front and double-glazed at the rear all in Chartwell Green.

The garden boasts a raised lawn area adorned with planters, mature trees, and shrubs. A modern wooden gazebo, set upon composite decking, graces the lower section of the garden, offering an ideal setting for supporting a hot tub or outdoor dining area. Adjacent to the gazebo stands a brick outbuilding currently utilised for storage; however, it presents potential for renovation into an outdoor bar, office space, or gym area. Connected to this is the single garage, featuring an up and over composite electric door for added convenience. The property is protected by full CCTV and Alarm connected to a Hive system that is controlled via phone to give additional safety to its residents and help you rest at ease when you are away from home.











# LOCAL AREA

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Brookfield Farm is located in Bredbury. It features as a great residential area thanks to easy connections to local amenities, health care, schools and transport connections to Stockport and Manchester, with the train station being a short four minute walk away. This is a popular area with both families and commuters as a result. Manchester city centre can be accessed easily for the commuters and for families the choice of schools is excellent. The nearby Lisburne School and Castle Hill School are just two of many in the area that received an 'outstanding' rating from Ofsted.

Stockport (3 miles) recently acknowledged as the best place to live in the North West by the Sunday Times has a wealth of independent restaurants, bars, shops, art and more, with the old town gaining a reputation as 'one of the coolest little corners of the country'. There's a hive of activity around Little and Great Underbanks, two historic streets situated next to Stockport Market Place. The Underbanks are fast becoming well known for their array of independent stores and traders. The borough, which is laced with history, was made famous in the 19th Century as the home of the nation's hatting industry. Visitors are able to celebrate the town's unique history in the Hat Works Museum, the UK's only dedicated hatting museum. Alongside the cobbled streets and old architecture, be sure to pay a visit to the 15th Century Staircase House, Stockport Air Raid Shelters, Bramhall Hall and Stockport Viaduct, which is the largest brick structure in the UK.

Manchester (8 miles) is a vibrant and dynamic city located in the north-west of England, known for its rich industrial heritage, cultural diversity, and world-class amenities. The city boasts an impressive range of amenities, including world-class museums, galleries, and theatres, such as the Museum of Science and Industry, the Whitworth Art Gallery, and the Royal Exchange Theatre. Manchester is also home to some of the UK's most renowned sporting venues, including Old Trafford Stadium, the Etihad Stadium, and the National Cycling Centre. In addition, the city offers a diverse range of shopping options, from independent boutiques to high-street brands, and a bustling nightlife scene with countless bars, clubs, and music venues. Manchester boasts excellent transport links both domestically and internationally.

Manchester Airport (10 miles) is the third busiest airport in the UK and offers direct flights to destinations across the globe, including major cities in Europe, North America, and Asia. In addition, Manchester has excellent rail links to London, with regular services running from Manchester Piccadilly station / Warrington Train Station to London Euston. There are also direct trains to other major cities in the UK, including Birmingham, Edinburgh, and Glasgow.







# INFORMATION

## Services

Mains electricity, water, gas, drainage.  
External Lighting  
CCTV Cameras  
Alarm System

## Rights & Restrictions

The neighbour has access over the front of the driveway to their property.

## Property Type

Semi-detached

## Property Construction

Stone/Brick

## Number and Types of Rooms

3 Double Bedrooms & 1 Single Bedroom  
2 Bathrooms  
Lounge  
Kitchen/Dining Area  
Hallway

## Broadband

Ultrafast Full Fibre upto 1800mbps download and upto 120mbps upload speed

## Providers in area - Virgin Media/

Openreach

## Mobile Signal/Coverage

4G and 5G mobile signal is available in the area we advise you to check with your provider

## Tenure

Freehold

## Local Authority

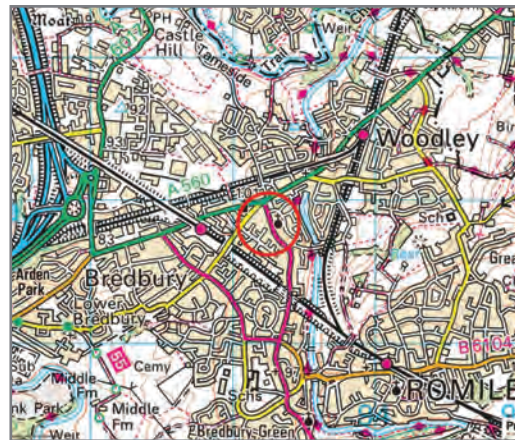
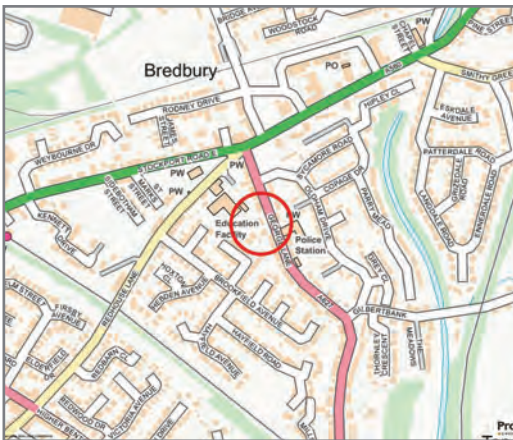
Stockport Metropolitan Borough Council  
Council Tax Band - D

## Viewing Arrangements

Strictly via the vendors' sole agent -  
Marcus Page

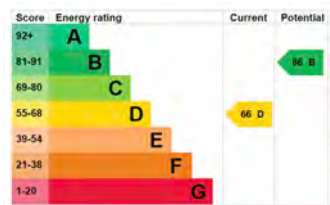
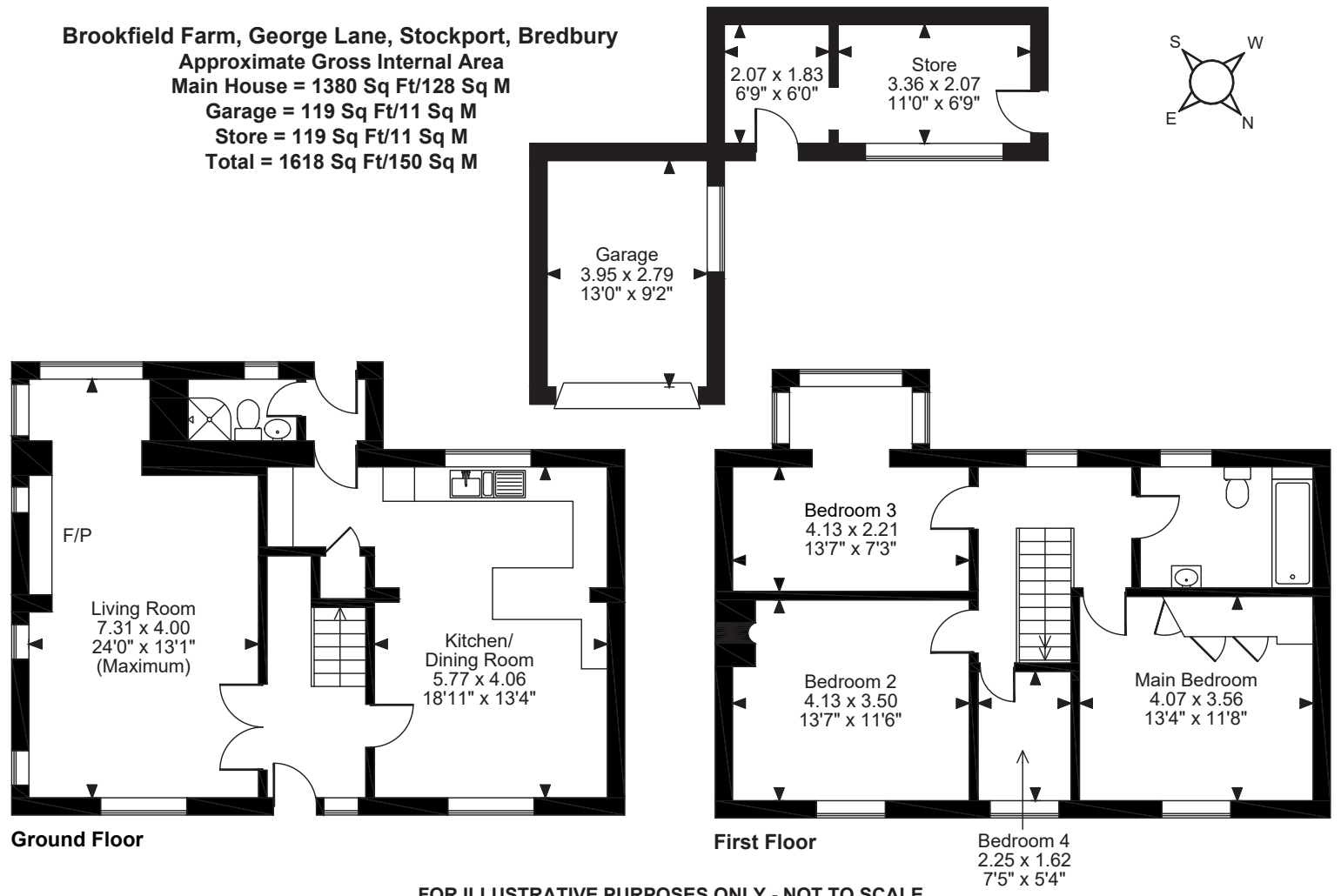
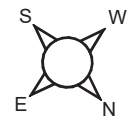
## Website

For more information visit  
[www.fineandcountry.com](http://www.fineandcountry.com)





**Brookfield Farm, George Lane, Stockport, Bredbury**  
**Approximate Gross Internal Area**  
**Main House = 1380 Sq Ft/128 Sq M**  
**Garage = 119 Sq Ft/11 Sq M**  
**Store = 119 Sq Ft/11 Sq M**  
**Total = 1618 Sq Ft/150 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Guide price £500,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 08.04.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



**MARCUS PAGE**  
PARTNER AGENT

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I started my career in the property industry as a property manager. Over time, I have acquired extensive knowledge in the field. I have previously worked on high-end residential installs and design jobs, when the opportunity arose to work with the most recommended agent in the UK, I knew it was time to take the next step in my career. My experience, people skills, and drive to excel make me the ideal agent to help you buy or sell your property. Having grown up in Cheshire, I have a wealth of local knowledge that can benefit you. When I'm not working, you might find me enjoying a Negroni at a local bar, attending a car show or travelling to new places, one of my favourite places I have visited was Marrakech due to the deep-rooted culture and incredible architecture.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



