

HOLMLEIGH

AROUND AND ABOUT



Bramhall Lane South is both conveniently located and enviably attractive. A conservation area, boasting beautifully imposing, impressively substantial period properties, there can be little wonder it's a sought-after location. Moreover, that's in addition to the enduring and undeniable desirability of Bramhall as a whole. This is a wonderful place to live. Bramhall Lane South is within easy reach of the thriving Bramhall village centres and only a little further from Cheadle Hulme.

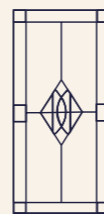
Local and readily accessible transport links also play their part in keeping demand high. Nearby and unobtrusive Bramhall railway

station means Stockport and Manchester are mere minutes away. Cheadle Hulme station is also close by, bringing further useful travel options. The relatively recent advent of the A34 bypass and A555 put Manchester's international airport just a few minutes away. Nonetheless, Bramhall retains abundant character along with a really rather special community spirit, more usually associated with quintessentially English villages and rural backwaters. Nestled on the outer reaches of northeast Cheshire, rural idylls are still right on Bramhall's doorstep.





SETTLE INTO YOUR SURROUNDINGS



212 Bramhall Lane South is the gentlest of strolls from the jewel in Bramhall's crown, Bramhall Hall and the acres of green of Bramhall Park, as well as Carr Woods and Happy Valley. Also within easy reach are Bramall Park Golf Club and Bramhall Golf Club. This beautiful, Victorian home is set back from the road with an impressive and generous frontage. This is a picture-perfect, tree-lined road which has changed little over the years – as a plethora of sepia photographs will testify. Most properties here benefit from advantageous plots and attractive period features, though few can still boast forty-seven original stained-glass windowpanes. Those neighbouring properties which have benefitted from remodelling and extending have been sympathetically addressed to remain both appealing and in-keeping.

This handsome home dwells in an expansive plot with a welcoming frontage and hardwearing driveway which can accommodate several vehicles. Electric car charging points are the first future-proof feature of this exceptional property. There's flourishing planting for privacy and the exterior is unmistakably and traditionally Victorian; a pleasing piece of history which has enjoyed painstaking and thoughtful care and improvement over the years. Particularly striking, along with characterful gables and apices, is a full balcony. 212 Bramhall Lane South looks perfectly 'at home' here, standing proudly amongst other similarly attractive houses, all substantial and all with character.



"I have loved this house. As soon as we saw it, we knew it was right, firstly, the sheer size of it and secondly the wonderful garden."

A PERFECT VILLAGE

Bramhall is blessed with an authentic village feel, worthy of its recognition as one of Britain's friendliest villages. This is certainly helped by the superb central Village Square: small but perfectly formed with an exceptional array of independent shops, salons, and cafés. Bramhall's village centre straddles a crossroads and is full of wonderful eateries, bars and all manner of shops; this is truly a lovely place to while away a morning – or enjoy an evening out. From a cosy micropub, to vibrant bars, it's fair to say there's something for everyone. Community and trader-led events throughout the year afford plentiful opportunities to explore the village and become part of the vibrant community.

There are butchers and bakers, and whilst there may not be actual candlestick makers, there are certainly independent gift shops galore as well as virtually anything else you could need.

Larger supermarkets, including Waitrose, can be found in the neighbouring areas of Cheadle Hulme and Hazel Grove, and there

are many more independent shops, cafés, bars, and restaurants both there and in nearby Davenport.

Even more desirable is Bramhall's proximity to lush green spaces and magical wooded walks. This is a lively, accessible, and undeniably well-equipped village – but there's countryside virtually on the doorstep. The aforementioned and beautiful Bramhall Park with its historic and positively cherished Tudor Hall sits alongside the Ladybrook valley, with the eponymous brook meandering through, offering country walking all the way from Cheadle and as far as Lyme Park.

Also within easy reach are Stockport's Fred Perry Way, plus Poynton and the extensive Middlewood Way and the canal. Alderley Edge is a ten-minute drive, and a little closer still is Wilmslow Carrs, which, following the river Bollin, leads to the National Trust's majestic Quarry Bank Mill and Styal country park. Indeed, those enviable transport links mean that EVERYWHERE is within easy reach.



“This stunning home has done its job and now it's time for a new family to love it and be happy here.”



WELCOME HOME



This magnificent home has been neutrally finished in calming tones throughout, so a new family can move in and make the house their own, and which allows the original period features to shine. All features, fixtures and fittings are high-end with everything carefully thought out to deliver maximum space, light, and flow while facilitating family harmony. 212 Bramhall Lane South is the very epitome of a forever home, with ample space to live, work and grow - plus options for multi-generational living. Here, understated elegance lives in perfect harmony with cosiness and homeliness, despite pleasingly generous proportions, and sleek fittings provide all those quintessential mod cons. This is a home to live in, to love – and one which will also impress.

The smart, inviting front door welcomes visitors into a bright and stylish entrance hall, though first there's a roomy porch area to discreetly store shoes, boots, coats and all manner of outdoor equipment. Full of light, with a stylish wooden floor, a stunning solid wooden staircase sweeping majestically off to the right is a feature in itself, with impressive newel posts and spindles. Meanwhile a striking light fitting

adds yet more interest – and light. Character period touches abound – high ceilings, picture rails, dado rails, coving, cornicing, mouldings and distinctive lincrusta features – adding both personality and authenticity.

Wooden doors, which perfectly complement the property, lead from the hall, delivering essential flow. First, to the left, is a roomy and light living room, with feature arched bay window and a focal-point fireplace. Self-contained, this is a perfect space to retreat from the rigours of the day or escape from the hub of the home. Next, there's a similarly spacious dining room, with attractive French windows looking out onto the gorgeous garden, plus a rather unique side window incorporating intriguing stained-glass characters from Shakespeare's plays. Not to be outdone, the French windows are topped with exquisite stained-glass illustrations of Aesop's Fables. These aren't merely beautiful, they're genuine pieces of art. As such, they've all been encapsulated, ensuring they're at least as noise-proof and thermally efficient as double glazing.



The dining room leads into the heart of this breathtaking family home, which stretches the entire width of the house. The expansive kitchen – designed and expertly fitted only last year - is both sleek and stylish, boasting an array of Northumberland grey units pleasingly arranged around a T-shaped island. This lends itself well to family life and social cooking, and the acres of workspace are topped with light-reflecting and robust white quartz. As well as two ovens, there's a range of seamlessly built-in appliances. And still, there's more. Another family-friendly seating area adjoins the kitchen.

Timelessly stylish engineered wooden flooring throughout is elegantly contemporary, yet befitting a period property, whilst also offering warmth and comfort. Such warmth and comfort are further enhanced by zoned underfloor heating throughout the ground and first floors. Further doors from the hallway reveal a bijou office space, a storage hub, access to a very handy double garage complete with its own full height loft, and a downstairs wc furnished with a stylish walk-in shower.

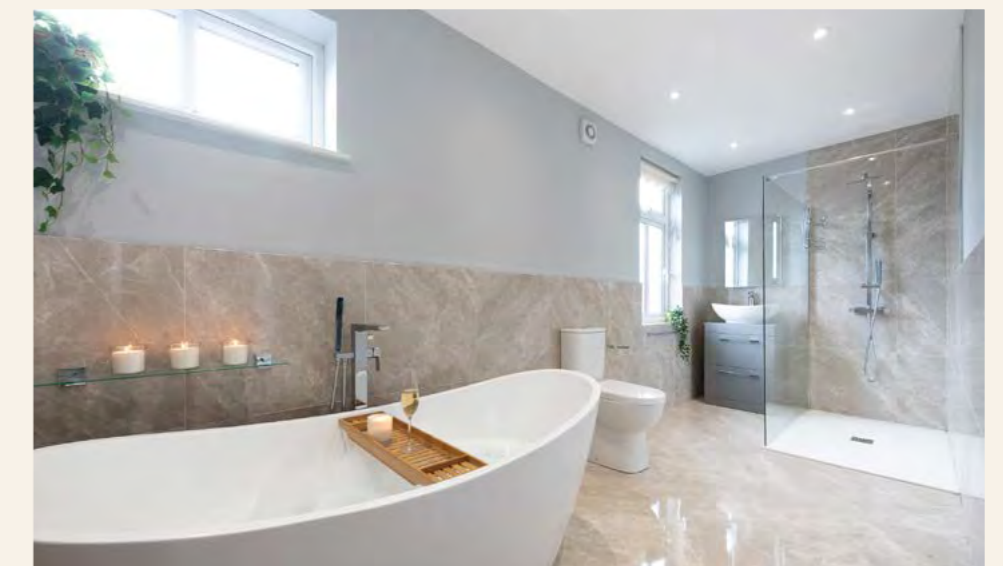
However, a real surprise awaits. Stairs lead round and down into a beautifully converted basement. Self-contained, and with its own entrance, this could easily become a student or granny annexe, space for a home-based business, or even an Airbnb. Now though, it's simply stunning. What once were cellar chambers are now magnificent rooms, which have been professionally tanked. From what is classed as a lobby – which is vast enough to have once accommodated a pool table - there's a laundry room, a wc, and a gym. The gym is also spacious and airy, with room for plenty of large exercise equipment, benches, storage and mats. One wall is mirrored, with a barre. Next, we have a capacious cinema room, complete with surround sound and a sizeable screen. The wow factor doesn't end there. There's also a sauna big enough for six, and another room which is ideal as an art studio or craft room. From here there's a door leading directly to the garden. Wooden flooring and light décor throughout make this an integral and invaluable addition to the home, a real advantage.

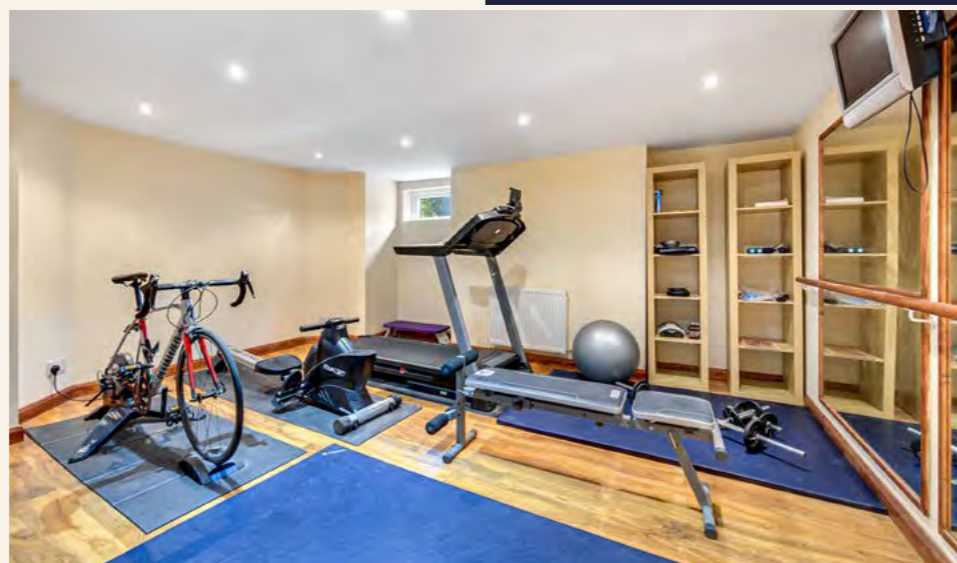
ONWARDS UPWARDS AND OUTWARDS

If the ground and lower ground floors bring everything a family could wish for, head upstairs for the icing on the cake. To the first floor, an attractive galleried landing is light and airy and offers access to three good sized bedrooms – of which even the smallest holds a king-sized bed and plenty of wardrobe space, while enjoying delightful garden views via a bay window. The master bedroom boasts an abundance of space and a decent run of wardrobes, plus enjoys similar views from a bay window featuring further Aesop's Fables, while to the front is the biggest bedroom, also benefitting from a bay window. Then there's a large family bathroom, redecorated and refitted in the past twelve months. Oversized porcelain tiles are both elegant and practical, and a feature free-standing bath takes centre stage, plus there's also a large walk-in shower. Light simply pours in. From this first landing is another surprise, in the form of stained-glass doors accessing the full useable balcony. These doors allow in a wealth of light – and also welcome breezes on summer's balmy days.

Heading yet further up, there's another surprisingly spacious landing – perhaps more of a lobby – plus a useful box room which would take little effort to become a study. Two further bedrooms are generously proportioned and have been cleverly fitted with storage and furniture into the eaves. One last surprise is hidden within a wardrobe, from which a diminutive door opens to reveal a roomy storage loft area.

Looking out over the garden, the eye is then led over a wealth of trees, almost as far as can be seen, thanks to Happy Valley and the first edges of the Peak District beyond. The garden itself is a fantastic size. The vast upper garden area is laid predominantly to stone, with several seating areas, a pond and a canopied hot tub. The lower garden, accessed via block paved steps, is primarily lush, green grass to the end of which is another stone seating area, just perfectly positioned for the whole family to relax and catch the last of the sun on a summer evening. Opposite there is a useful shed, and a greenhouse. The planting is natural and mature trees add interest – as well as attracting plenty of wildlife. Nuthatches have chosen to nest here before now, and squirrels build their dreys.



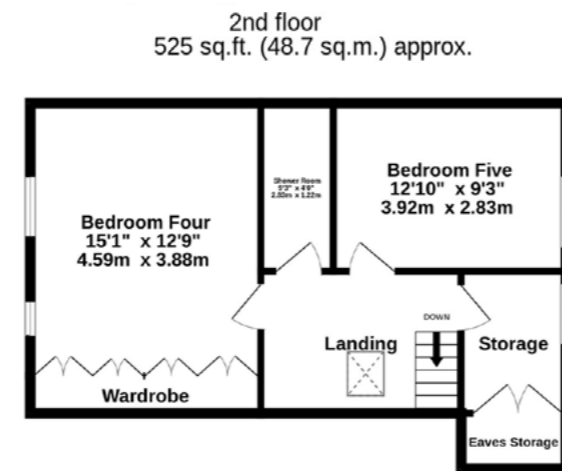
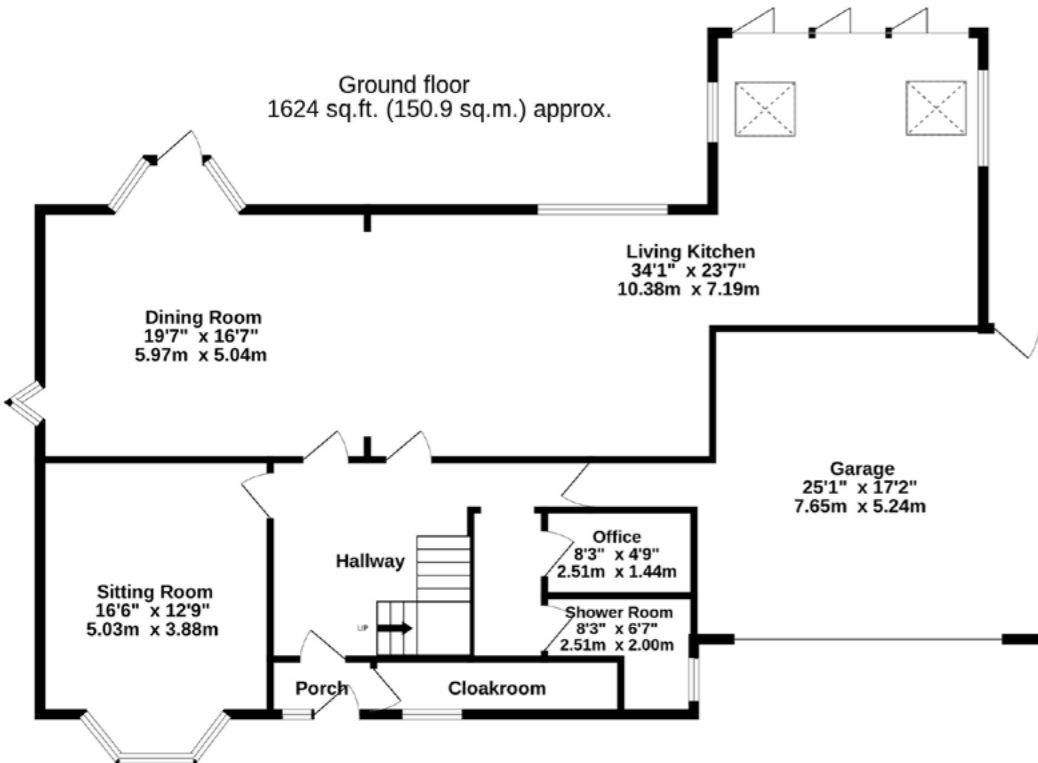
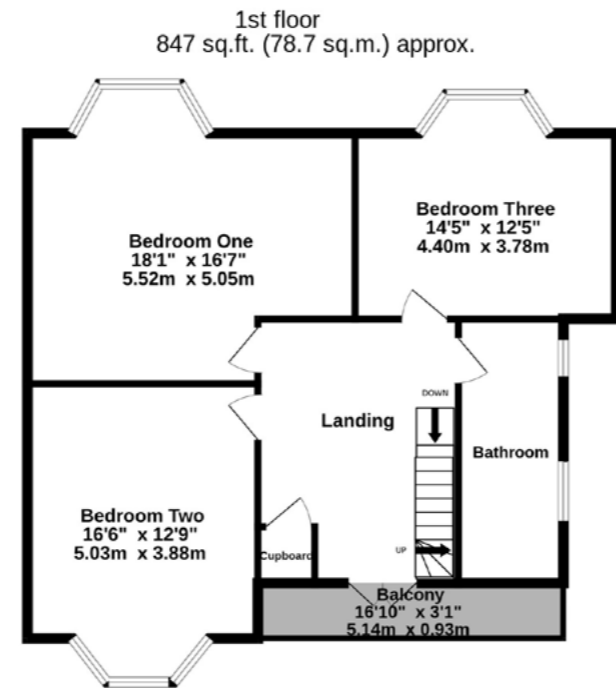
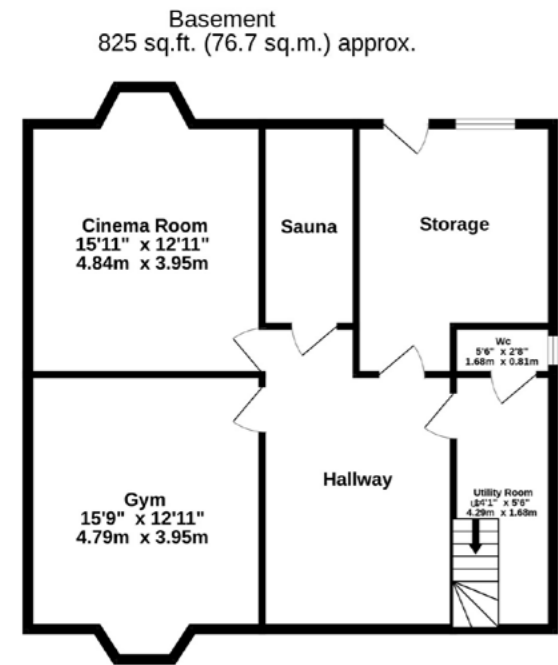


LOVE WHERE YOU LIVE

Residents and visitors alike agree that Bramhall really does have everything. The local shops and services are superb. Fir Road, just a short walk away, has a row of shops, a popular pub, and a vibrant community responsible for the yearly Fir Road Christmas Markets, amongst other events. With a plethora of local bars and pubs, and a smorgasbord of restaurants delivering cuisine from Italian to Thai, it's a real pleasure to stay local. However, with Manchester, Wilmslow and up-and-coming Stockport all accessible, the metropolitan life is within as easy reach as that glorious countryside.

Local schools are consistently high performing, with prep and public schools also nearby, and several highly rated nurseries. The nation's favourite department stores, John Lewis and Marks & Spencer aren't far away. Countless sports clubs and facilities are just minutes away, as well as those marvellous walks in almost every direction – almost all with an eatery en route.

This magnificent home really is a dream home, but its character, its sheer size must be viewed to be fully appreciated. Only then can one appreciate the magic. It's fair to say it's spellbinding.



TOTAL FLOOR AREA
3821 sq. ft. (355 sq.m.) approx

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

LET'S GET INTIMATE



- A Period Detached Family Home
- Five Double Bedrooms
- Extended Living Kitchen With Vaulted Ceilings
- Stunning Mature Garden
- Sauna, Gym and Cinema Room
- Accommodation Over Four Floors Approx 3821 SQ FT



HOLMLEIGH

212 Bramhall Lane South

presented by

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