

ANY  
PART EXCHANGE  
WELCOME



Rostherne House  
Schools Hill, Cheadle SK8 1JD

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Rostherne House, Schools Hill, Cheadle SK8 1JD

Dating back to circa 1700 and steeped in rich local history, the magnificent Grade II listed 'Rostherne House' is a residence that effortlessly blends character, style, and grandeur. This spacious and bright remarkable home is sure to captivate even the most discerning of buyers, offering a wealth of versatile living space arranged over three floors.

On arrival, the property's charm is immediately apparent. A charming, traditional-style front gate offers two entrance options: one via steps leading to a quaint mini balcony, and the other through a characterful arched alley that provides access to the basement entrance. The ground floor welcomes you with a delightful lounge/reading area featuring a striking stone fireplace with a Morso wood-burning stove, solid oak flooring, and exposed ceiling beams that add warmth and character. This inviting dual aspect space leads through to a charming open-plan kitchen, dining room and family area, ideal for both relaxed family time and entertaining. The Fired Earth solid oak fitted kitchen boasts an AGA, stone mullioned windows, and a walk in pantry cupboard, while the newly professional, refurbished oak flooring and exposed beams create a seamless blend of rustic charm and modern comfort.

The luxurious, carpeted first floor is home to an impressive master bedroom, showcasing original cornicing, stone mullioned windows, and a luxurious modern en-suite shower room complete with underfloor heating. Two further double bedrooms provide bright and inviting spaces, each with stone mullioned windows and radiators. A fourth bedroom is comprehensively fitted with custom-built wardrobes, perfect as a dressing room or additional bedroom. Completing this floor is a stunning family bathroom fitted with an 'Imperial' suite, including a bath with mixer tap shower, pedestal washbasin, further enhanced by underfloor heating for added comfort.

The garden entrance to the house offers excellent versatility, with a potential study/could be fifth bedroom, a spacious laundry/utility room housing a Vaillant gas-fired boiler, and a convenient downstairs WC. This floor also boasts an impressive sitting room featuring a period-style fireplace, stone hearth, and exposed ceiling beams, further adding to the property's unique character and the best bit...it has a storage cupboard that would make a great wine cellar! With its independent feel and generous space, this level could also serve and has been an ideal teenage retreat, offering privacy and a dedicated area for relaxation or socialising. Outside, the front garden enjoys a sunny, southerly aspect, enclosed by a charming stone wall and featuring lawns with flower and shrub borders. To the rear, a split-level garden offers a tranquil retreat with York stone paving, lawned areas, and established planting. A private walkway leads to two brick-built single garages and an adjoining parking bay, ensuring ample space for vehicles and storage.

Originally constructed as a silk-weaving cottage, 'Rostherne House' retains many of its period features, including striking multi-light mullioned windows set beneath distinctive brick arching. The large, bright townhouse style and feel home has been thoughtfully refurbished, blending its historic charm with modern functionality, creating a rare and unique opportunity for those seeking a home with character and presence.



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Ideally positioned in one of Cheadle's premier residential areas, Schools Hill is just one mile from the vibrant village centre, with John Lewis, Sainsbury's, and excellent local amenities nearby. The home is well-placed for highly regarded schools, including Ladybarn House School, Kingsway School and the highly esteemed Laurus Cheadle Hulme School, while the David Lloyd Leisure Centre is just minutes away. For commuters, the North West motorway network and Manchester International Airport are within easy reach. For those seeking a home that offers charm, character, and adaptable living space, 'Rostherne House' presents an exceptional opportunity not to be missed.

### The Current Owners Love:

- The garden is totally enclosed at the front and the back and therefore exceptionally safe for young children to play out in complete safety.
- The dual aspect windows in the middle living room give a view of the back garden and the front garden and lots and lots of natural light.
- The downstairs living room that feels a lot more snug in the winter because of the beams and the slightly lower ceilings. I would also reference the fact that there is a walk-in pantry that is just brilliant for you to see all of your dry foods at a glance without fluttering up kitchen cupboards.

### We Have Noticed:

- A rare opportunity presents itself to acquire this charming and characterful Weaver's Cottage, steeped in history and brimming with unique period features.
- Boasting an abundance of space, this remarkable property offers exceptionally spacious accommodation throughout.
- Fabulous Sized Split- Level Rear Garden offering a tranquil retreat.





### Key Features:

- Any Part Exchange Welcome
- Chain Free
- Completely re-decorated throughout
- Historic Charm: Dating back to circa 1700, this magnificent Grade II listed property is steeped in rich local history
- This home includes an abundance of light throughout
- Versatile Living Space: Spread across three floors, offering five bedrooms, multiple reception rooms, and flexible accommodation
- Detached Double Garage
- Positioned in a sought-after residential area close to amenities, parks, leisure centres, commuter link, Cheadle village and excellent schools such as Ladybarn, Laurus, Kingsway and more
- Character Features: Retains period details such as multi-light mullioned windows, exposed beams, stone fireplaces, and solid oak flooring

**Tenure:** Leasehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2302

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Lower Ground

Sitting Room 24'0" x 9'5" (7.32m x 2.87m)

Bedroom 5 12'1" x 11'10" (3.68m x 3.61m)

W/C 4'0" x 4'0" (1.22m x 1.22m)

Utility Room 13'9" x 11'10" (4.19m x 3.61m)

Ground Floor

Lounge 17'4" x 17'3" (5.28m x 5.26m)

Kitchen 17'4" x 9'5" (5.28m x 2.87m)

Family Room 24'0" x 13'5" (7.32m x 4.09m)

First Floor

Bedroom 1 17'4" x 14'7" (5.28m x 4.45m)

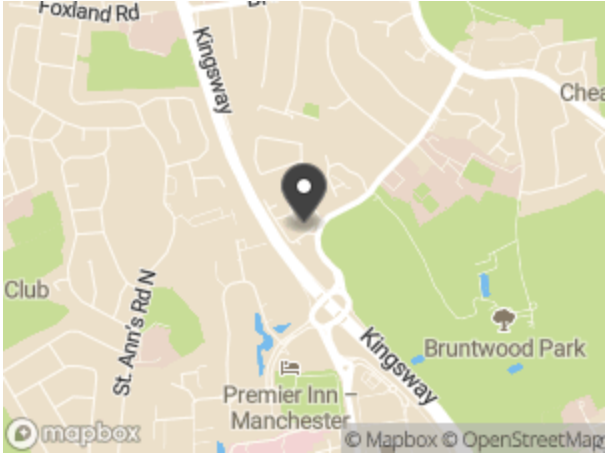
Ensuite 7'5" x 6'2" (2.26m x 1.88m)

Bedroom 2 13'5" x 9'5" (4.09m x 2.87m)

Bedroom 3 14'7" x 9'2" (4.45m x 2.79m)

Bedroom 4 9'5" x 9'2" (2.87m x 2.79m)

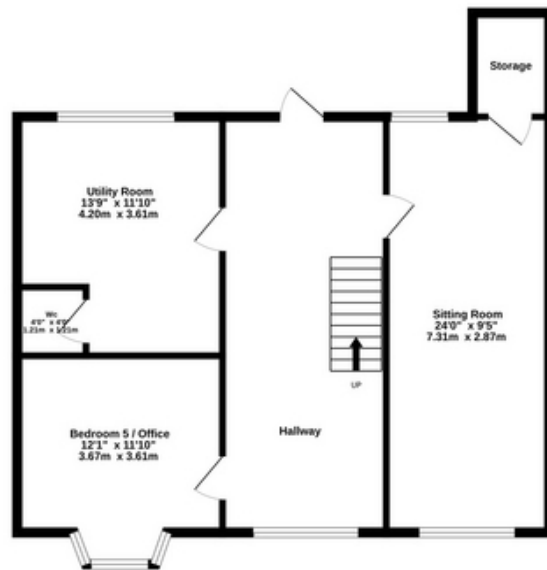
Bathroom 8'1" x 5'11" (2.46m x 1.8m)



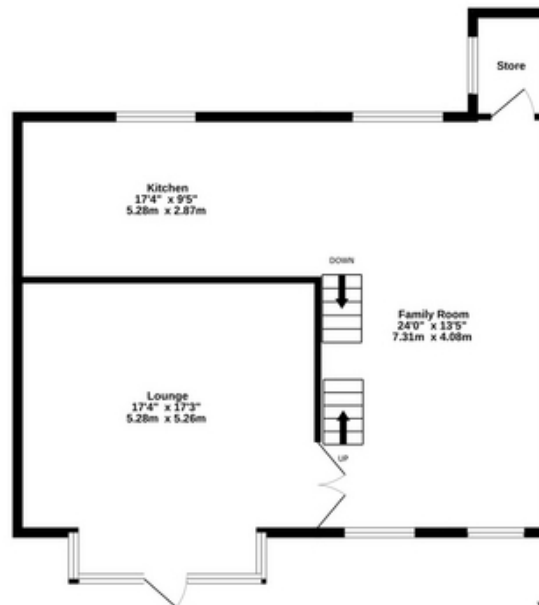


**DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.**

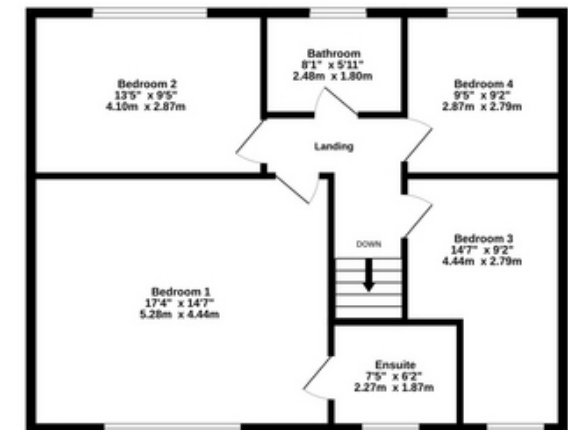
**Garden Entrance**  
772 sq.ft. (71.8 sq.m.) approx.



**Ground Floor**  
793 sq.ft. (73.6 sq.m.) approx.



**1st Floor**  
737 sq.ft. (68.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2302 sq.ft. (213.9 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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