



• B E E M I R E •
B E E M I R E

SETTLE INTO YOUR
surroundings



Cheadle Hulme has long been a sought-after location: leafy, with access to open countryside, unrivalled transport links, outstanding schools, and, to coin old estate agent phraseology, all mod cons. Cheadle Hulme sits merely a few miles south of Manchester's incredible offerings: from elegant Spinningfields to the chilled vibe of the Northern Quarter, and also on the north-eastern fringe of lush, green Cheshire.

Cheadle Hulme's eternal appeal is assisted by easy access to Manchester Airport and the A34 and motorway network – whilst not adversely impacted by either. Like many sought-after Cheshire and south Manchester villages, Cheadle Hulme boasts abundant green spaces and tree-lined roads yet is just minutes away from Manchester. Poynton and Wilmslow, plus the ever-improving Stockport, are all also within easy reach, giving copious opportunities for social or business activities. Sports are also very well catered for – within easy striking distance are two rugby clubs, four cricket clubs, three tennis clubs, three golf clubs and innumerable walking and cycling routes, as well as football, squash, bowling...





“We have loved and cherished our home for nearly thirty years; half our lives and ALL of our children’s lives. Now it’s time for a new adventure – there are just the two of us, and this house deserves a new family to grow as we have.”

“Cheadle Hulme has everything you could want in a village. Excellent shops sit alongside some superb pubs and restaurants. We really are spoiled for choice.”



APPROACHING THE *property*

Lynton Park Road is justifiably considered one of Cheadle Hulme’s most prestigious addresses. Within walking distance or an easy drive from everything Cheadle Hulme has to offer, plus the extraordinarily convenient transport links – yet it’s quiet and private. Nestled towards the top of historic Heathbank Road, this beautiful Crosby-built family home is set well away from the hustle and bustle without being isolated. The very best of both worlds indeed. Two high-regarded public schools are nearby, and the exceptional Cheadle Hulme High School is a short walk away.

The property boasts tremendous kerb appeal, beautifully presented as it is. There’s an immaculate, sizeable hard-standing driveway, smart wrought-iron railings, and coded gates – including a handy pedestrian option. The deceptively spacious frontage offers parking for several cars – double figures when necessary – and is softened by sympathetic and hardy planting. Reassuringly sturdy, highly attractive and impressive, this substantial detached home is an archetypal 1930s detached with all the benefits of that – and of 29 happy years of improvements and love.

To the rear elevation is a good-sized garden. More than an outdoor space, the garden is an extension of the home – equally stylish and well-maintained, plus PERFECT for parties and gatherings. Though attractively planted and designed, it’s far from high maintenance. This is a garden in which to potter, entertain and above all, enjoy – not to toil unless you choose to do so. A garden for pleasure, not for work. However, we shall save that for later...



OUT AND *about*

Cheadle Hulme was once a collection of farms and hamlets, of which many names remain. The village grew with the advent of the railway. Now, with popular pubs, restaurants and bars, indie shops – including the age-old Waterhouse’s greengrocers, Pimlott’s butchers and Snape’s hardware – and supermarkets, it’s bustling and vibrant. Nonetheless, the village remains down-to-earth and friendly with a genuine community feel. Commuting into Stockport or Manchester is a doddle, with Wilmslow, Macclesfield and further south in the other direction. Trains are regular and frequent from Cheadle Hulme station – even London is only two hours away – and access to the A34 and motorways beyond is effortless. Manchester airport is just a few minutes’ drive away. Lynton Park Road itself is a quiet road with a very private feel. The village isn’t far away, and Bramhall too is within easy reach. A morning amble into either village offers an array of tempting breakfast or brunch options – or equidistant is the delightful Church Inn with its popular morning coffee stop. Later, there are restaurants, bars and traditional pubs with something to please everyone.

Just down the road is Heathbank – or Highfield, depending on whom you ask – Park, with a play area for the little ones, wooded areas, and huge fields for dogs to run, and a little further away is the Ladybrook Valley – which offers miles of easy, riverside walking – and Bramhall Park.





WELCOME *home*



The property is impressive in size. To merely describe it as a four-bed detached is to do it a disservice. Considerable extensions and a faultless, high-spec finish ensure this is a forever home; moreover, this is a home into which one can move in and love from the start. The ground floor delivers more than enough living space for everyone, plus space to work or run a business if desired. Despite the impressive floor area, the home retains warmth and cosiness belying its size. Above all, it's welcoming. Every improvement and every last detail has been completed with exceptional thought and care – it's abundantly clear that the house has been loved and cherished. This is a home, not just a house.

The imposing double front door opens first into a bright, airy porch before leading to the warm, light entrance hall. The highest quality Karndean floor is practical and elegant, while attractive wooden doors lead off to the rooms beyond, including a handy downstairs WC and cloakroom.

Throughout the ground floor is a wealth of light and space, always tempered with that warm, cosy ambience. Off from the hall is a comfortable and spacious living room, with a beautiful leaded bay window facing to the front. The morning sunshine makes this a warm room, though, through the winter months, the stunning slate and stone fireplace adds a new dimension and an enticing focal point. To the other side, another light-filled and bay-windowed snug accommodates a family-friendly, made-for-movie-nights L-shaped sofa. The characterful shape of the one-time inglenook makes a quirky feature and adds yet more space. Both are rooms simply MADE to relax in – right from the moment your feet sink into the plush, luxurious carpet. Simply breathe and sink into an enveloping hug of a big, squashy sofa...



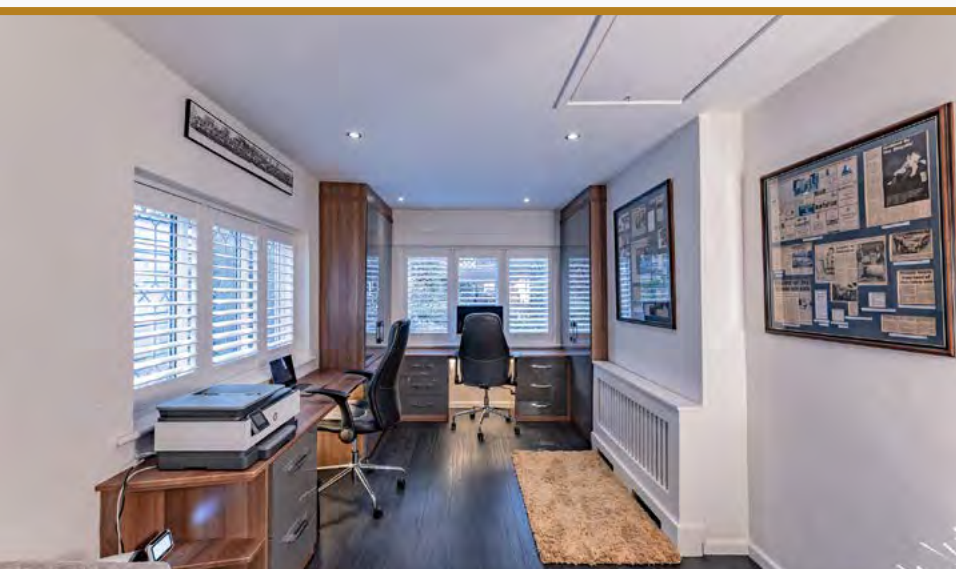


WORK / LIFE *balance*

A further door off to the right from the hallway takes us into a picture-perfect family kitchen. Satisfyingly square with every inch easily accessible, and built around a considerable island, it's both aesthetically pleasing and well equipped. Appliances are seamlessly integrated, and Velux windows in an airy apex maximise light and the already generous space. The impressive work surfaces are granite, and the cabinetry is solid wood. This is a kitchen designed and built by experts to stand the test of time – and the rigours of family life – with no compromise on style and elegance. A run of French doors leads out to the stone patio and garden beyond, while a handy utility is blessed with an extra built-in fridge freezer. Nobody runs out of wine here! An entirely separate back door takes away the effort of taking out the washing – but also allows access to the self-contained office, so running a business need never interfere with running the home.

In this lovely home, the office really IS an office. This is no small study or box room. Beautifully fitted with elegant wood and glass made-to-measure furniture, there's ample desk space for two (even if they spread out) or more. The slick cabinets and drawers keep everything organised, and there's even space for a couple of plush chairs, so it's possible – and comfortable – to see clients or host meetings from the comfort of home.

“Twenty-nine years ago, we bought this house for its impressive frontage. It felt big. Since then, it's changed, grown, and evolved with us. It's the perfect family home.”



“This is a room that's MADE for parties. We've all had so much fun here over the years”

IT'S ALL FUN AND *games*



Directly to the left of the kitchen is a capacious sun trap of a conservatory – though really, the term conservatory does this space no justice whatsoever. This is a purpose-built room, which forms the perfect room for dining and entertaining. Not just an ordinary dining room, mind you. Made-to-measure roman blinds afford shade when required and perpetuate the feeling of a proper room. There's so much to love about this house, and this space is right up there. The immense custom-built, oak slab dining table was crafted to fit this generous space – a shop-bought table simply wouldn't do – and will comfortably seat ten, twelve or more. “We have eighteen of us round this table for Christmas dinner.” Move in and count the days...

So far, so good – and so much space. Yet still, there's more. That beautiful, big, bright dining and party room leads onwards, now into yet another vast living space. Originally designated a games room for a young family, cleverly designed and fitted – with superb quality custom furniture by renowned local company, Crown Bedrooms – to discreetly accommodate a huge screen, plus all manner of tech and gaming paraphernalia. Now, though, this large yet welcoming space has evolved like the rest of the home. A built-in bar and an immense custom L-shaped sofa, attractive dual aspect with motorised Vision blinds – custom made by another highly regarded local company, Jola – for atmosphere or privacy offer grown-ups a quiet space too – or perhaps, an extension to the party space...





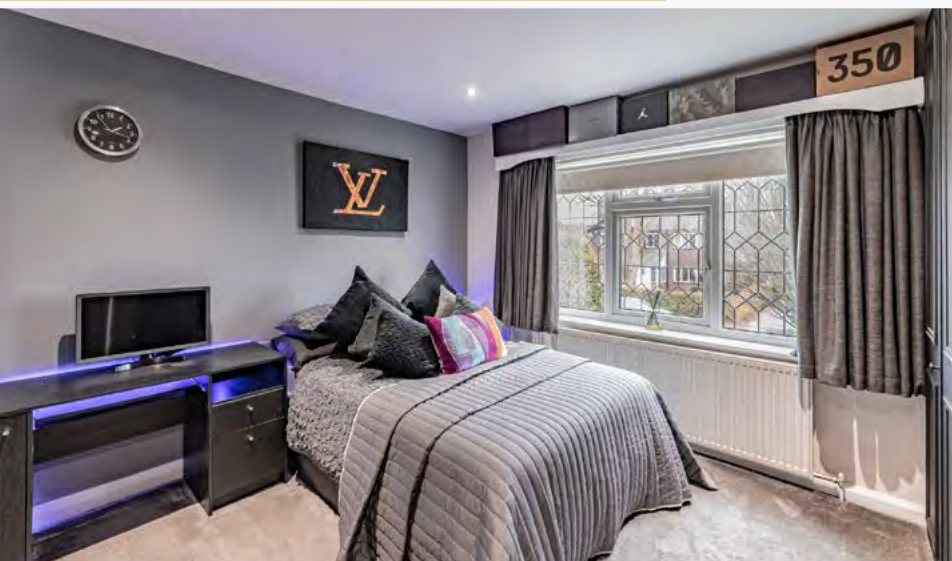
ONWARDS AND *upwards*

A pleasingly winding staircase leads from the hallway up and around to the upper floor and four spacious bedrooms. There's a separate loo, decorated with classic metro tiles, and an immaculately finished and high gloss family bathroom, which boasts a huge dual-headed walk-in shower, while underfloor heating keeps the tiled floor temperate.

Bedroom two is a comfortable double with pleasant views of the garden. There's a cubby space which once served as an en-suite, for which the plumbing is still in situ should the new owners wish to reinstate it. Meanwhile, it serves as a highly useful storage space (and once, a winning hide-and-seek spot). Bedroom three is a slightly larger double, with a front aspect over the quiet and peaceful neighbourhood, and also well-equipped with stylish fitted wardrobes and units. There's space for a desk, too. Bedroom four is yet another double, enjoying built-in sliderobes and a front aspect.

The master suite is reached via a mini landing and down two steps, affording invaluable privacy. Boasting a full range of fitted wardrobes and units, there's a place for everything, and everything has its place, ensuring clutter-free peace and, above all, a restful space, a sanctuary. Further underlining that sanctuary feeling is adjustable mood lighting, and the en-suite – again with blissful underfloor heating – is light and spa-like, with a large bath and feature shower.

A sympathetic juxtaposition of original features and charming character combine seamlessly with every luxury and state-of-the-art convenience, including extensive CCTV and SONOS surround sound. This home has everything. And lots of it.





STEP *outside*

The outdoor space has been every bit as meticulously planned and created as the interior. A vast Indian stone patio – again, perfect for parties - and paving is both attractive and ageless and requires minimum maintenance – everything for which is provided out here, including both hot and cold taps. High fencing and an imposing brick wall offer both security and privacy, while a pretty herb garden invites coffee and papers in the morning sun.

Reassuring gates secure the garden and the rear of the house at either side, and there's an invaluable and cavernous uPVC shed to store everything needed for the garden, along with several bikes. The classic lawned area is a good size yet retains manageability, while simple planting is pretty without being demanding. However, adding a real wow factor, a USP even, is the outdoor seating area. Yes, it's outdoor – but this is so much more than merely garden furniture. Breeze House is a custom-built dining and entertaining space with an endearing Tiki-style roof, oodles of comfortable, circular bench seating, plus heating and lighting. Set upon a raised composite deck (low maintenance and non-slippery), fun here isn't limited to the height of summer.

“This has been the happiest of homes, a warm family home. It's done its job.”



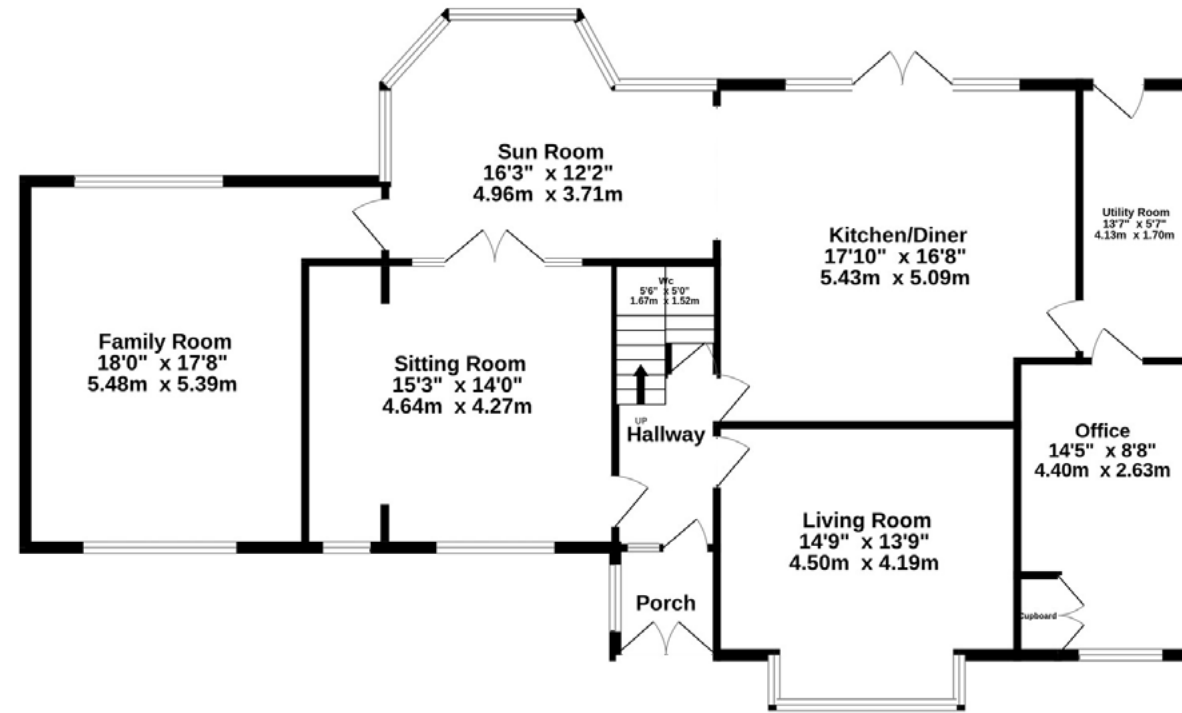
LOVE TO *live here*

While Lynton Park Road, and adjoining circular The Green, are undeniably prestigious addresses, a true sense of community abounds. Neighbours are friends without ever encroaching – most have enjoyed parties here over the years – and everyone is happy to help when required.

This home and its location are perfect. A family home, ready to welcome a new family to be every bit as safe, happy, and 'at home'.



GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx



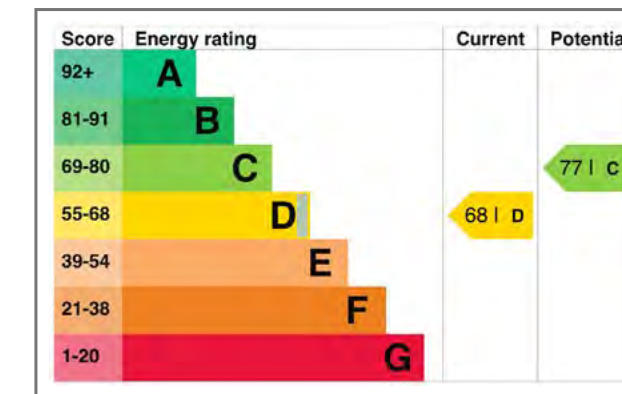
FIRST FLOOR
835 sq.ft. (77.6 sq.m.) approx



TOTAL FLOOR AREA
2255 sq. ft. (209.5 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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LET'S GET
intimate

- Any Part Exchange Welcome
- Four Double Bedrooms
- Four Reception Rooms
- Ample parking for 8-10+ vehicles
- Beautifully presented throughout
- Home study
- Close to local schools & amenities





Beemire, Lynton Park Road, Cheadle Hulme

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SHRIGLEY ROSE & CO
Bespoke Estate Agents

0161 425 7878 | hello@shrigley-rose.co.uk