

ANY
PART EXCHANGE
WELCOME



Old Timbers Cottage Robins Lane

Bramhall, SK7 2PE

SHRIGLEY ROSE & CO

Bespoke Estate Agents





Old Timbers Cottage Robins Lane

Bramhall, Stockport, SK7 2PE

Welcome to Old Timbers Cottage, a Cherished Family Home just a Short Stroll from Bramhall Village and Train station. With Generous, Well-Proportioned Living Spaces, this Charming Property is Full of Character. Offered Chain-Free with the Option of Part Exchange.

Situated on the ever-popular Robins Lane, this remarkable Grade II listed home dates back to the 16th century and offers over 2,000 sq ft of beautifully maintained and versatile accommodation. Offered to the market chain-free, with the added option of part exchange, this is a rare opportunity to own a piece of local history.

Despite its enviable proximity to the village, the cottage is discreetly tucked away, enjoying peaceful and private surroundings. The property stands proudly on a substantial plot, with mature wraparound gardens that provide a wonderful sense of seclusion. Lovingly improved and maintained by the current owners, recent enhancements include new carpets in most rooms, partial internal and full external redecoration, and the installation of brand-new fencing and gates to enhance security and privacy. The result is a unique home that seamlessly blends its rich heritage with the functionality and comfort expected of modern family living.

The spacious entrance porch provides access either to the main house or to a flexible annex-style space—ideal as an additional sitting room, home office, family snug, or even a ground floor bedroom. This area also offers access to the generous integral garage, making it especially versatile.

Entering the main house, you are greeted by a grand hallway that sets the tone for what lies beyond, where original period features have been lovingly preserved and thoughtfully showcased. Exposed beams, brick fireplaces, and sections of the original wattle and daub walls—now elegantly displayed behind glass panels—serve as a constant reminder of the home's remarkable past.





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The principal living room is an inviting space, featuring a period inglenook, revealing a striking fireplace and leading through to a second sitting room, flooded with natural light from its dual-aspect windows. Warmth and character resonate throughout the ground floor. The accommodation includes two kitchens—the larger of which provides ample workspace and cabinetry, and is complemented by a spacious utility room with access to the rear garden. A formal dining room, with its own fireplace and dual-aspect windows, creates a wonderful space for family meals and entertaining.

Upstairs, the character continues across four well-proportioned double bedrooms, most with built-in storage and original beams. A further room offers ideal use as a dressing room or home office. The layout, accessed via two separate staircases, offers a sense of division that works particularly well for families with older children or guests. A spacious landing with vaulted ceilings adds to the sense of light and space. The family bathroom is fitted with a four-piece suite and enjoys dual-aspect windows, while an additional shower room provides further convenience.

Externally, the wraparound gardens are truly a highlight—beautifully landscaped with lawns, mature trees, flowerbeds, and rockeries. Multiple seating areas have been thoughtfully positioned to capture sunlight or shade throughout the day, creating a serene outdoor retreat. A double-width driveway provides ample off-road parking, with the added benefit of a generous garage.

Old Timbers Cottage is much more than a home — it is a rare chance to acquire a piece of Bramhall's history. Perfectly located within walking distance of the village centre, with its array of shops, cafés, restaurants, pubs, and the picturesque Bramhall Park, this exceptional property offers a rich blend of period charm, modern convenience, and lifestyle appeal. Ideally suited to a growing or extended family, it offers a highly adaptable layout to suit a range of needs.







Key Features:

- Grade II listed 16th-century home with original period features
- Just a 4-minute walk to Bramhall village and train station
- Over 2,000 sq ft with 4 bedrooms, 4 reception rooms, and 2 bathrooms
- Beautiful wraparound gardens with mature trees and seating areas
- Flexible layout with two staircases and converted garage room
- Recently redecorated with new carpets, fencing, and gates
- Double-width driveway with off-road parking and garage
- Chain-free sale with part exchange option available

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2254 sqft

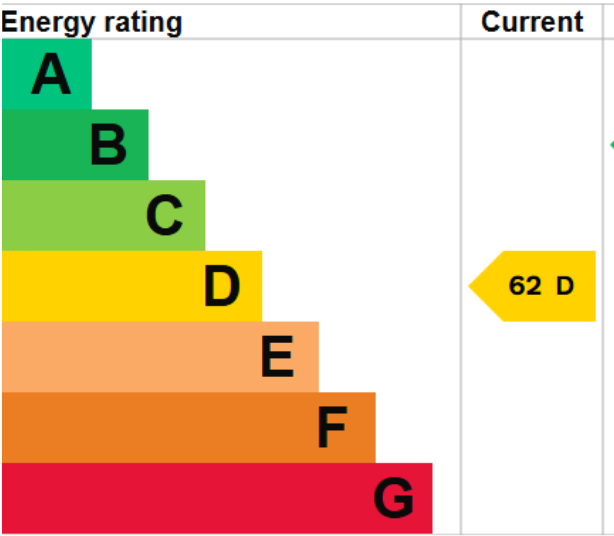
Viewing: Strictly appointment only through Shrigley Rose & Co

Ground Floor

- Hallway 3.73m x 3.43m
- Sitting Room 3.73m x 3.52m
- Downstairs wc 2.76m x 0.83m
- Kitchen 3.73m x 3.43m
- Living Room 5.30m x 5.02m
- Lean to 5.30m x 1.66m
- Utility Room/2nd Kitchen 3.14m x 1.88m
- Dining Room 5.02m x 2.51m
- Additional Sitting Room 4.95m x 2.36m
- Garage 5.33m x 2.60m

1st Floor

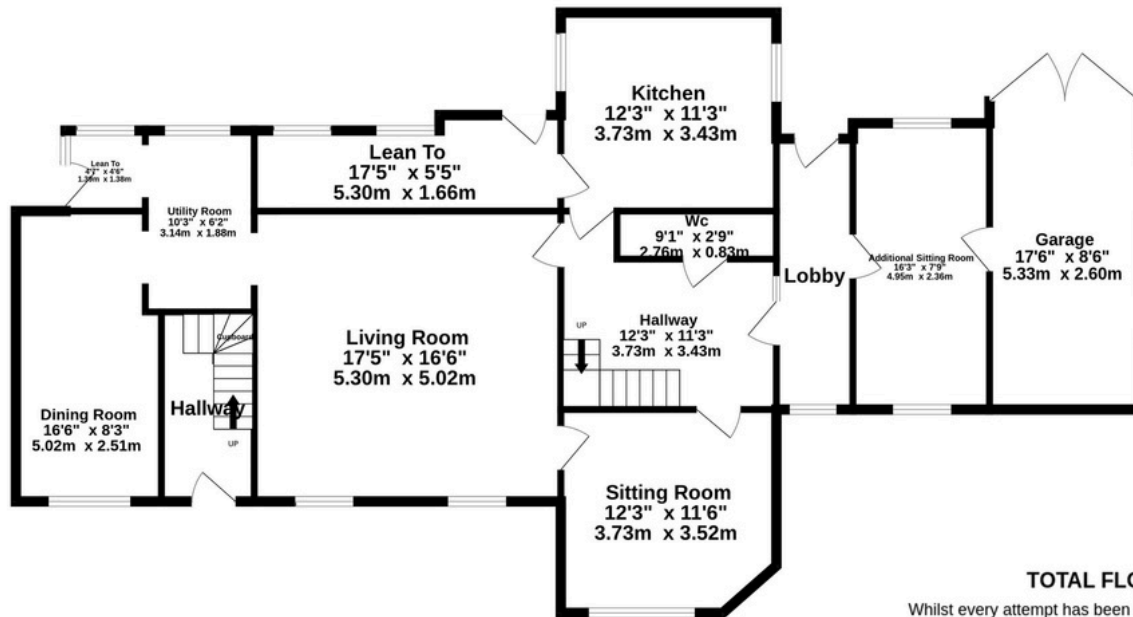
- Bedroom 1 3.73m x 3.52m
- Landing 3.73m x 3.43m
- Bathroom 3.73m x 3.43m
- Wash Room 2.31m x 1.29m
- Bedroom 2 4.01m x 2.31m
- Bedroom 5 4.47m x 1.59m
- Shower Room 2.01m x 1.76m
- Bedroom 4 2.59m x 2.11m
- Bedroom 3 3.28m x 2.35m



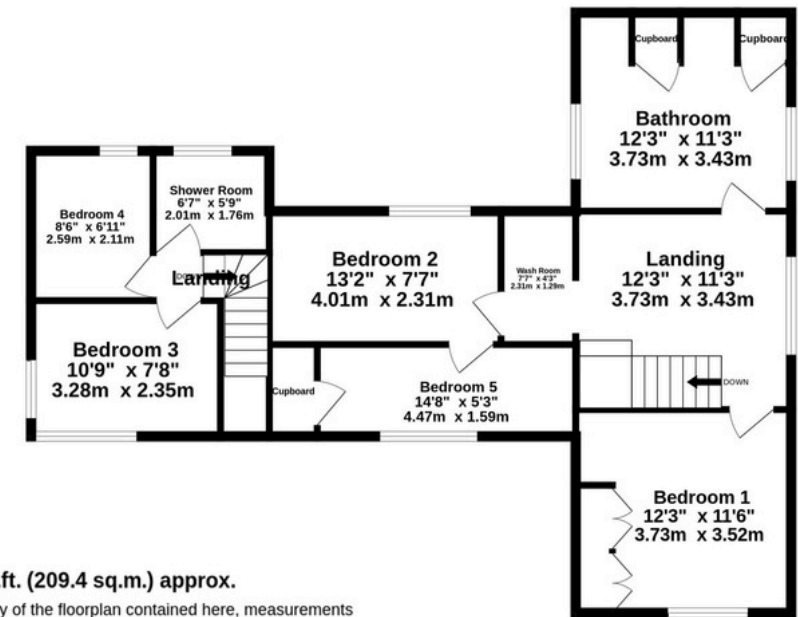


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1397 sq.ft. (129.8 sq.m.) approx.



1st Floor
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 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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