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WELCOME



Pinfold Cottage, Hulme Hall Rd,
Cheadle Hulme, SK8 6JX

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Tucked away at the end of a private gravel driveway, hidden from view and surrounded by lush greenery, Pinfold Cottage is a rare find in Cheadle Hulme. With a rich history dating back to the 1850s, this charming period home was originally built as the station master's house after Prince Albert, husband of Queen Victoria, remarked on the need for such a dwelling during a visit along the Manchester to Liverpool railway line. At the time, the cottage could only be accessed by horse and cart, adding to its sense of seclusion and timeless character. Today, the property remains a peaceful retreat, blending original features with practical modern updates.

A solid wood, extra-large red front door welcomes you into this unique home, its bell still the original servants' hall bell, now charmingly repurposed as the front doorbell. To the right of the entrance lies the heart of the home; the warm and welcoming kitchen. Featuring a country-style design, the kitchen boasts a gas-fired Aga (used purely for cooking and vented to the chimney, acting as an extractor), a granite worktop, a butler-style sink, free-standing fridge freezer, Indesit dishwasher, and built-in washing machine and dryer. A freestanding larder cupboard offers additional storage. The dual-aspect windows fill the room with natural light, and exposed beams add rustic charm. The laminate wood flooring continues underfoot, beneath which lies a hidden Indian stone floor. A dining area sits beside a window overlooking the picturesque front garden, providing a peaceful space to enjoy meals. The kitchen is naturally cosy and warms the bedroom directly above.

An archway leads to the property's extension, where you'll find a bright sunroom with two skylights, a large window, and direct access to the rear garden. A downstairs WC with a window adds convenience. Steps lead down to a private, cobbled courtyard style garden adorned with roses, a tranquil and entirely unoverlooked outdoor space that feels like a true escape. An original outhouse at the rear, possibly once used for coal storage, now provides useful external storage, along with an outside tap and flower pots bursting with blooms, including hydrangeas and tomatoes. The front garden features two traditional lampposts, a lawned area, and a delightful mix of plants and flowers, an eclectic and peaceful setting where mature trees absorb surrounding sounds, enhancing the sense of seclusion. Inside, to the left of the entrance sits a characterful front living room. Original wooden floors flow through the hall and lounge, complemented by a working gas coal fire set within a restored fireplace, flanked by built-in bookshelves. The dual-aspect room overlooks both front and rear gardens, and the original beamed ceiling adds depth and warmth. Below the main floor, the fully tanked and freshly carpeted cellar offers additional living or working space with two windows looking out to the driveway, making it feel like a natural extension of the home. Under the stairs, a porcelain-tiled area includes plumbing perfectly set up for conversion into an additional WC if desired. This area also houses the boiler. As part of a high-end flood defence system, under the cellar features five professionally installed pumps with a dedicated electrical unit. All documentation is available from the current owners, who have cared for the home for over 20 years. A separate office room, also with a window and fitted shelving, provides an ideal workspace.





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Upstairs, the main bedroom impresses with high ceilings, original wooden floors, and an original cast iron fireplace. Dual-aspect windows, tiled window sills, and spotlights bring together old and new seamlessly. A charming archway leads to a walk-in dressing area with a deep storage cupboard, this space also offers potential as a cot room.

The second bedroom features wood-look laminate flooring, while the bathroom includes two windows, a tiled shower with rain head, laminate wood-effect flooring, a wall heater, and a striped carpet flowing up the stairs. A loft hatch above the landing provides access to further storage potential. All lighting downstairs has been recently updated and is fully compliant with current electrical standards.

Pinfold Cottage offers the charm of a bygone era, with modern comforts discreetly incorporated. From the original details such as beaded cottage-style windows and working fireplaces, to the quiet, tree-lined gardens and fascinating backstory rooted in royal rail history, this is a home like no other. Peaceful, private, and utterly unique, it's a true sanctuary in the heart of Cheadle Hulme.

Disclaimer: One of the images used in this advert is computer-generated (CGI) and is for illustrative purposes only. This is intended to provide a general idea of the design and finish but may not accurately represent the final appearance of the home. Specifications, materials, and layouts may be subject to change.



The Current Owners Love:

- Such a pretty house
- Very private, despite being very close to the village and all transport links
- Full of character

We Have Noticed:

- In catchment for CCHS
- A unique, quaint, detached, one of a kind cottage
- Hidden gem - down a private lane





Key Features:

- Historic Station Master's Cottage. Built in the 1850s following Prince Albert's visit, with a unique royal connection and rich railway heritage.
- Private & Peaceful Location Accessed via a secluded gravel lane.
- Character Features Throughout Original fireplaces, wooden floors, exposed beams, and cottage-style beaded windows add charm and authenticity.
- Warm & Inviting Country Kitchen Features a gas-fired Aga, granite worktops, butler sink, and dining area overlooking the front garden.
- Spacious Main Bedroom Suite High ceilings, original fireplace, dual-aspect windows, and a walk-in dressing area with deep storage.
- Fully Tanked & Usable Cellar Converted into a cosy living or workspace with windows, porcelain-tiled storage area, and plumbing for a WC.
- Beautiful Dual Gardens.

Tenure: Freehold

Council Tax Band: **C**

Possession: Vacant possession upon completion

Total Floor Area: 1198 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room
3.66m x 4.67m

Kitchen
3.23m x 4.67m

Utility Room
1.40m x 3.15m

Wc
1.41m x 1.57m

Office
2.62m x 2.84m

Reception/Bedroom
4.12m x 4.25m

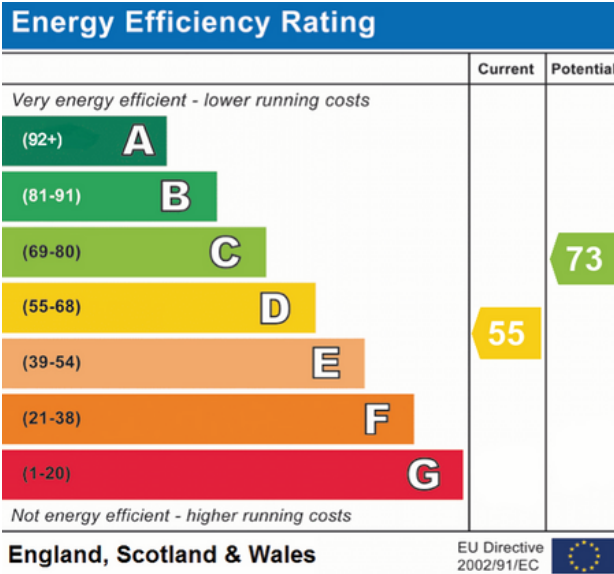
Boiler Room
1.35m x 2.97m

Bedroom 1
3.23m x 4.67m

Dressing Room
1.79m x 1.87m

Bedroom 2
2.77m x 2.84m

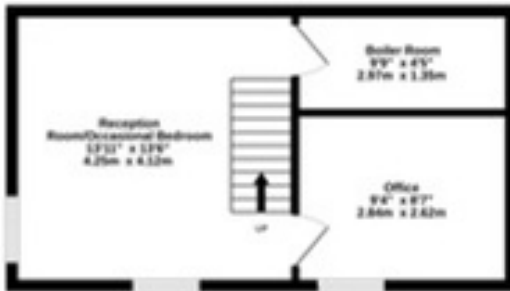
Bathroom
1.83m x 2.77m





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

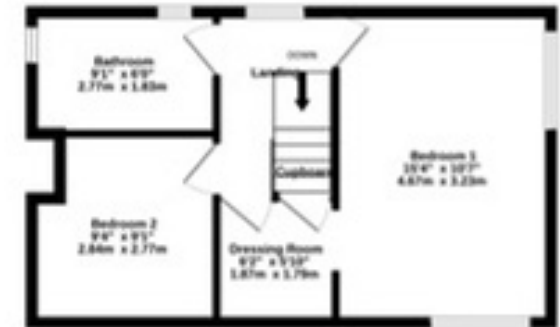
Basement
332 sq.ft. (30.9 sq.m.) approx.



Ground Floor
479 sq.ft. (44.5 sq.m.) approx.



1st Floor
387 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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