



Part Exchange
Considered

Hollins Lane, Marple Bridge, Stockport, SK6 5DA

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Set on one of Marple Bridge's most desirable lanes, close to open countryside yet just a short walk from the village centre, this exceptional five-bedroom detached Edwardian residence represents the perfect blend of period elegance, architectural integrity and contemporary luxury. Meticulously renovated and extended by its current owner, a construction professional with a passion for design and craftsmanship, every detail of this home has been thoughtfully considered to create a space of rare quality, comfort and style.

Approached through electric gates, the property exudes presence and refinement from the outset. The front door, made from Acoya hardwood and inset with a reproduction of the original stained glass, sets the tone for what lies within, a seamless combination of heritage features and modern precision. Once inside, the attention to detail is immediately evident. Deep skirtings, ornate coving, picture rails and ceiling roses pay homage to the home's Edwardian roots, while modern touches such as Buster + Punch hardware, elegant lighting and a Bose integrated sound system elevate the experience throughout.

The heart of the home is undoubtedly the Tom Howley-designed kitchen, a masterpiece of craftsmanship and functionality. Centred around a bespoke island with integrated dining area and Miele induction hob, the space offers a perfect setting for both cooking and entertaining. The kitchen is fitted with an exceptional range of Miele appliances, including double ovens, one self-cleaning, a steamer, microwave, full-height fridge and freezer, and a Caple wine fridge. A chef-grade extractor fan, double sink and porcelain tiled flooring complete the specification, while a striking lantern skylight floods the room with natural light. Triple-glazed bi-folding doors open directly onto a Millboard decked terrace, seamlessly connecting the indoor space with the beautifully landscaped garden beyond. Adjoining the kitchen, a snug area provides a warm and intimate retreat, featuring an original-style bay window, electric radiators, picture rail and stained glass detail that echoes the front door. The main lounge continues the home's theme of timeless sophistication with a reclaimed slate fireplace, fully working log burner, dado rail and dual-aspect sash windows that fill the space with light.

Upstairs, the principal suite is a serene and beautifully proportioned space, featuring a Juliette balcony overlooking the garden, a walk-in dressing room and a high-specification ensuite finished with porcelain tiles, his and hers Duravit sinks, a corner shower and extensive storage. On the same floor a spacious laundry room, the size of a single bedroom and could be utilised as such, provides ample storage, fitted and finished to the same high specification as the rest of the home.

Three of the bedrooms benefit from air conditioning, and all feature plantation shutters, fitted wardrobes and picture rails that preserve the home's period character. The second bedroom includes bespoke Hammonds cabinetry and views over the rear garden, while the third bedroom, with dual aspect windows and a charming window seat, enjoys its own porcelain-tiled ensuite with corner shower.





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The family bathroom is equally impressive, fitted with twin sinks, a separate bath and walk-in rain shower, all finished to a luxury hotel standard. The top floor houses a versatile loft suite, complete with built-in wardrobes, porcelain-tiled ensuite, desk area and eaves storage, illuminated by dormer windows that offer views across the High Peak countryside.

Outside, the gardens are nothing short of spectacular. Designed by award-winning landscape architect David Keegan, the south-west facing space combines structure and serenity, with mature hedging, layered planting and London Stone granite paving. A pergola provides a shaded dining area, complemented by oak sleepers, architectural lighting and aluminium guttering. The cedar-clad garden room sits beautifully within the scheme, fully insulated with aluminium doors, integrated blinds and panelled seating, offering an ideal home office, studio or teenage retreat. A side access path, more than wide enough for practical use, houses the discreetly positioned air conditioning units. The property's exterior detailing is as refined as the interior, featuring a unique drain chain leading into planted containers, echoing the home's thoughtful design at every level.

The gated driveway offers parking for three cars, framed by mature trees and mixed hedging that provide both privacy and a sense of arrival. The property is also fitted with Google-integrated security wiring, ensuring peace of mind without compromising on aesthetic appeal.

Marple Bridge itself offers a perfect balance of village charm and modern convenience, with independent shops, cafés and restaurants just a short walk away. Excellent schools, nearby countryside walks and easy commuter links to Manchester city centre make this location ideal for families seeking both connection and tranquillity.

This is not a typical home. It is a rare opportunity to own a property that marries craftsmanship with comfort, where every element, from the Tom Howley kitchen to the David Keegan-designed gardens, has been executed to the highest standard. Elegant, welcoming and utterly unique, it represents the very best of contemporary living within a heritage setting.

The Current Owners Love:

- The large, expansive kitchen – perfect for entertaining and family life.
- The professionally designed, south-facing garden, offering inviting spaces for relaxing and entertaining in the summer.
- The spacious, luxurious bathrooms, including three ensembles – a rare find that has been invaluable as the children have grown.







Key Features:

- Exquisite five-bedroom, three-bathroom detached Edwardian residence combining period character with contemporary design.
- Luxury Tom Howley kitchen with Miele appliances, Caple wine fridge, chef-grade extractor and striking lantern skylight.
- Landscaped garden by David Keegan featuring pergola dining area, Millboard decking and cedar-clad garden room.
- Principal suite with Juliette balcony, walk-in dressing room and high-spec porcelain-tiled ensuite with his and hers sinks
- Air conditioning to three bedrooms, remote-control blinds and plantation shutters throughout.
- Bespoke craftsmanship and premium finishes including Buster + Punch hardware, Bose speaker system and reclaimed slate fireplace.
- Private gated driveway for three cars with electric gates, mature planting and Google-integrated security system.

Tenure: Freehold

Council Tax Band: E

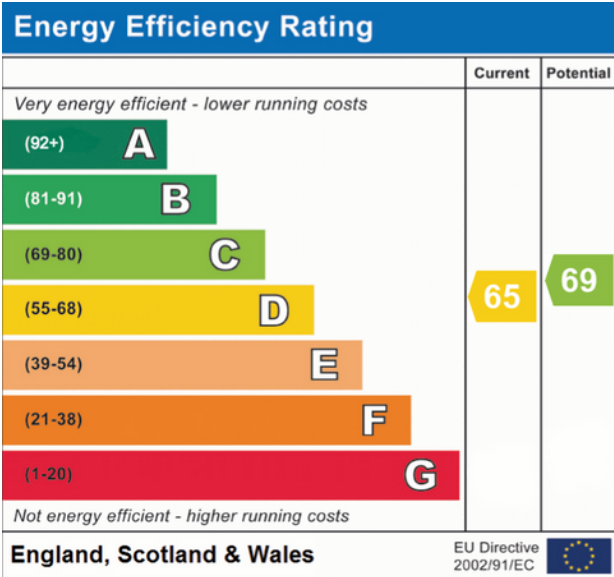
Possession: Vacant possession upon completion

Total Floor Area: 2748 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

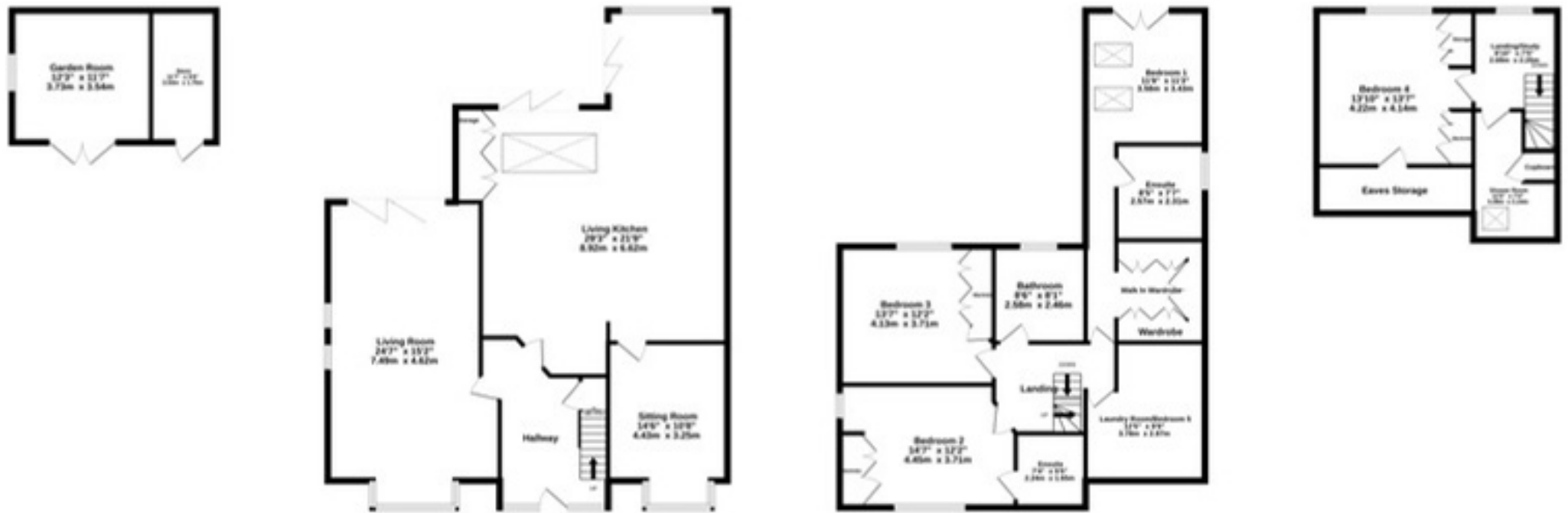
Property Summary:

- Living Room
4.62m x 7.49m
- Living Kitchen
6.62m x 8.92m
- Sitting Room
3.25m x 4.43m
- WC
0.74m x 1.88m
- Bedroom 1
3.43m x 3.58m
- En-suite
2.31m x 2.57m
- Bedroom 2
3.71m x 4.45m
- En-suite
1.65m x 2.24m
- Bedroom 3
3.71m x 4.13m
- Bathroom
2.46m x 2.58m
- Laundry Room/Bedroom 5
2.97m x 3.78m
- Bedroom 4
4.14m x 4.22m
- Shower Room
2.24m x 3.49m
- Landing/Study
2.25m x 2.69m
- Garden Room
3.54m x 3.73m
- Store
1.75m x 3.54m





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



TOTAL FLOOR AREA : 2748 sq.ft. (255.3 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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