



Part Exchange  
Considered

Bramhall Lane South, Bramhall, SK7 2EF

SHRIGLEY ROSE & CO  
Bespoke Estate Agents





## Bramhall Lane South, Bramhall, SK7 2EF

Gracefully positioned along desirable Bramhall Lane South and just moments from the vibrant village, this distinguished four-bedroom semi-detached residence blends Edwardian charm with sympathetic modern enhancements, creating a home that radiates warmth, soul and sophistication. Owned and cherished by the same family for 25 years, it has been the backdrop to a lifetime of joyful memories and now awaits its next custodians to continue its story.

From the moment you enter, the character envelops you. The hallway welcomes with exposed wooden floorboards, coat hooks for everyday convenience, and original doors opening into the two elegant reception rooms, beautifully linked by concertina doors that allow the spaces to open seamlessly into one generous entertaining area when desired. The front lounge boasts a striking bay window, original yet enhanced with added glazing for triple-layer insulation and a functioning open fire set within a period surround, providing a cosy ambience in the cooler months. To the rear, the second reception room retains its original range (capped but preserved) and exquisite 1904 tiled detailing, plus charming built-in storage flanking the fireplace, offering both character and practicality. Side windows ensure the room feels naturally bright, while the serene silence throughout illustrates the exceptional sound insulation.



The heart of the home is the extended open-plan kitchen, a warm and generous living-dining space designed for family life. Heated tiled flooring provides year-round comfort, complemented by a Belfast sink with sycamore wooden worktops, gas hob and oven, half-size dishwasher and ample room for a sofa or dining suite. A freestanding double fridge-freezer is included in the sale. Picture windows sit high within the extension, and the stunning bi-fold doors frame the garden and open to a stepped patio and breakfast bar, perfect for morning coffee or relaxed weekend dining. The cellar has been thoughtfully converted into a versatile office or creative studio, complete with spotlights, wood laminate flooring, a generously sized front window, and fitted storage. A downstairs WC and a walk-through utility room with space for freestanding appliances continue the home's effortless functionality.

Ascending the staircase, again with original exposed floorboards and a traditional wooden banister, the charm continues. The first floor offers three bedrooms: including a generous king-size principal bedroom with an original fireplace and peaceful front outlook. The family bathroom is a beautiful retreat, featuring a claw-footed bath, painted floorboards and the original toilet cistern, retaining the period feel.





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The top floor presents a characterful converted loft bedroom with vaulted ceilings, skylights bathing the room in natural light, and an ensuite complete with electric underfloor heating, walk-in shower, extractor and thoughtfully placed spotlights, a perfect private space for guests, teenagers or a tranquil sanctuary away from the main living areas, currently used as a yoga space.

Outside, the long, private garden is a true delight and an exceptional feature, a mature oasis enriched with wisteria climbing the rear elevation, conifers offering natural screening, and apple, pear, plum and even quince trees providing colour and charm across the seasons. A shed sits at the garden's end, ready for tools, hobbies or further potential.

This beautiful home is not only chain-free but perfectly placed for coveted local amenities. Excellent schools including Pownall Green, Bramhall High and Queensgate lie within easy reach, while the village offers a wealth of cafés, boutique shops, restaurants and bars. Bramhall Train Station is a brief stroll away, ideal for Manchester commuters. A period home of this calibre, rich in original features, thoughtfully modernised, offering loft and basement conversions, and steeped in decades of love, is a rare and wonderful opportunity.

### The Current Owners Love:

- Sitting on a sunny evening watching the sun go down, surrounded by the scent of wisteria and jasmine.
- Gathering in the kitchen with family and friends, cooking favourite dishes such as Moroccan tagine or paella.
- Relaxing by the log fire, watching the flames dance with a cat curled up on the knee.
- Starting the day with yoga in the loft room, where natural light pours in and creates a sense of peace and tranquillity.

### We Have Noticed:

- Short stroll to Bramhall village and train station
- Beautifully presented spacious period home
- Great size rear garden and off road parking for 2 cars









## Key Features:

- Chain-free four-bedroom semi-detached home with original Edwardian features.
- Stunning open-plan living kitchen with bi-fold doors, underfloor heating and high picture windows.
- Two elegant reception rooms with concertina doors, period fireplaces and original tiled detailing
- Converted cellar providing a versatile office or additional living space with fitted storage.
- Beautiful long private garden with mature planting, fruit trees, conifers, and wisteria.
- Principal bedroom with original fireplace, plus loft conversion with vaulted ceiling and ensuite.
- Excellent Bramhall location close to sought-after schools, village amenities and transport links.

**Tenure:** Freehold

**Council Tax Band:** D

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1684 sqft

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

Property Summary:

Dining Kitchen  
4.64m x 5.47m

Living Room  
3.84m x 4.11m

Sitting Room  
3.45m x 4.42m

Office  
3.24m x 4.37m

Bedroom 1  
4.64m x 5.88m

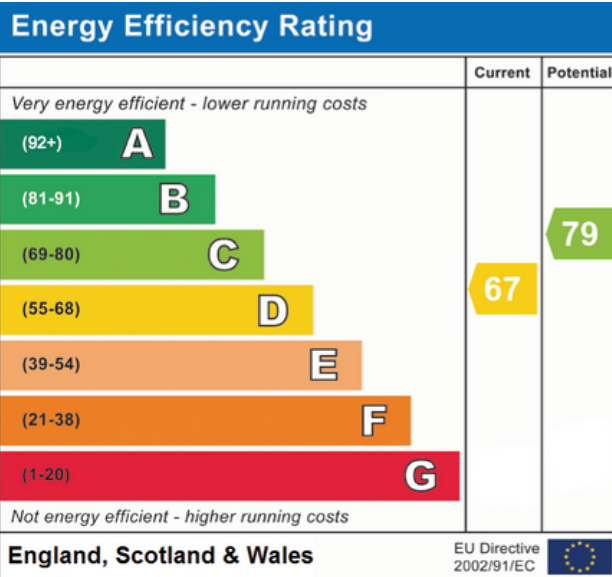
Ensuite  
1.09m x 2.84m

Bedroom 2  
2.95m x 4.16m

Bedroom 3  
2.95m x 3.80m

Bedroom 4  
2.56m x 2.61m

Bathroom  
0.88m x 1.79m









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