



56 Ack Lane East, Bramhall

£1,150,000 Freehold

DATING BACK TO 1905 • 5 BEDROOM DETACHED • LARGE PLOT WITH GENEROUS GARDEN • AMPLE OFF-ROAD PARKING
• THREE RECEPTION ROOMS • FAMILY BATHROOM AND TWO EN-SUITES • SHORT WALK INTO BRAMHALL VILLAGE AND
HANDY CUT-THROUGH TO TRAIN STATION



A commanding Edwardian detached home sitting on a generous plot with spacious gardens and a generous driveway. Positioned a short walk into Bramhall village this glorious family home is coming to the market for this first time in 25 years. Having been significantly extended by its current owners to offer a large and versatile family home brimming with character charm.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

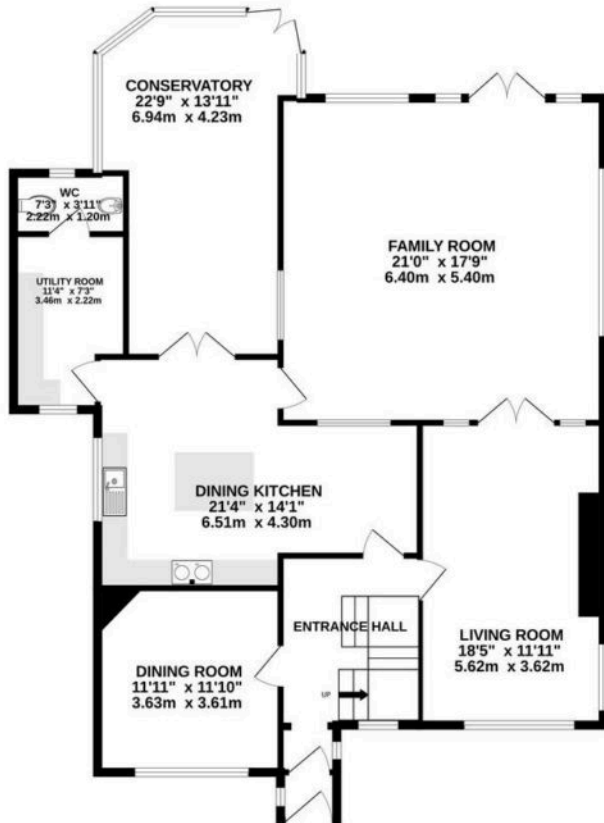


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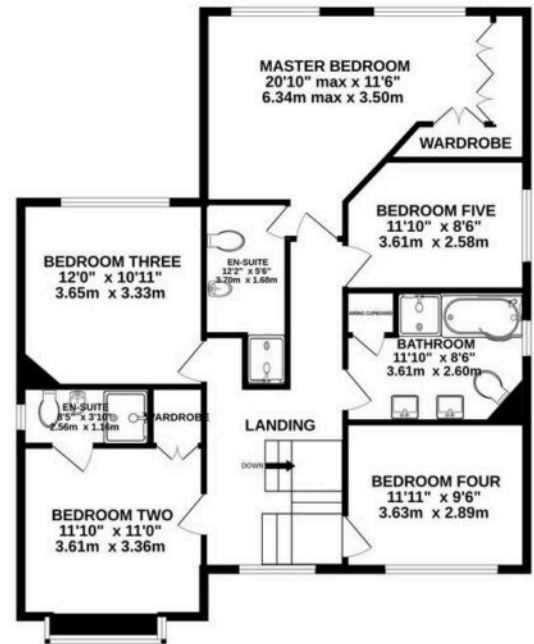




GROUND FLOOR



1ST FLOOR



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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PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

Tucked away behind mature hedging and trees is this beautiful home. Positioned in a private plot with generous driveway providing easy parking for five cars that extends down the side of the property. Built in 1905 the property is full of Edwardian charm and character features such as high ceilings, cornicing, beautiful fireplaces and large room proportions. The entrance hall provides a warm welcome with an impressive turning staircase showcasing the charisma the property offers. A reception room sits to either side of the hallway with a dining kitchen positioned at the foot of the hall. The kitchen boasts bespoke French oak cupboards and drawers set under granite worktops. Off the kitchen sits a substantial family room that forms part of the double height extension added in 2002. There is also a large conservatory with fabulous views over the garden. Completing the ground floor is a modern utility room offering a wealth of storage options and further worktop space, that in turn leads to a WC.

Up the turning staircase the first floor offers a galleried landing with a charming window providing elevated views over the front garden and driveway. The five bedrooms all sit off the landing with all five offering double bedroom proportions. Two of the bedrooms provide en-suite shower rooms, including the master bedroom that spans the width of the house and boasts fabulous views via two large windows over the rear garden. The family bathroom is another large room with his and hers sinks, shower, roll-top bath and WC. There are two loft spaces, one of which is boarded providing super storage options.

Externally the rear garden is a large space with a York stone patio running across the rear of the property accessed via patio doors from the family room and conservatory. There is a vast lawn extending to the rear of the garden that sits fully enclosed by wooden fencing and matures borders. The detached single garage is positioned to the right hand side and sits at the foot of the driveway running down the side of the house. With lighting and electrics there is an electric roller door to the front of the garage providing easy access. A large gate keeps the garden secure and separates the front driveway. The driveway provides generous parking for four or five cars with a front lawn and mature trees providing a lovely private aspect from the road.





