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Bramhall Lane South, Bramhall, Stockport, SK7 2EA

SHRIGLEY ROSE & CO
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A magnificent Victorian home dating back to 1894, perfectly positioned for Bramhall village and railway station. Offering four generous bedrooms, a dedicated home office and an enviable blend of grand period character and modern family living, this is a truly special home. Dating back to 1894, this handsome characterful Victorian home is a property that effortlessly combines period elegance with the comforts of modern family living. Lovingly lived in and cared for by the same family for over 20 years, the house has been thoughtfully adapted over time, creating a warm, welcoming and highly individual home while retaining the architectural charm and original features that make Victorian properties so sought after. Set within a Conservation Area, its handsome proportions, sash windows and wealth of period detail immediately give it a wonderful sense of history and permanence.

From the moment you enter, there is a feeling of authenticity and craftsmanship. The original flooring in the hallway provides a striking introduction to the house, complemented by carefully selected modern finishes throughout. The accommodation flows naturally from one room to the next, with a number of inviting reception spaces that offer flexibility for both family life and entertaining. The front lounge is a particularly elegant room, centred around an open fire that creates a cosy focal point and perfectly complements the home's Victorian character. A further living room provides additional space to relax and features another real fire, while a rear door offers convenient access towards the garden. Practical touches, including useful understairs storage, have been incorporated without compromising the character of the property.

The true heart of the home, however, is the impressive extended kitchen, dining and living space. The extension has transformed the rear of the property into a wonderfully sociable area, designed equally for relaxed family mornings and memorable evenings entertaining friends. The kitchen itself has been finished to a high standard, with beautiful Porcelanosa tiles, solid wood worktops and a range cooker creating a timeless yet luxurious feel. A log burner adds warmth and atmosphere, making this a room that feels equally inviting throughout the seasons. Large areas of glazing and direct access to the garden create a wonderful connection between the inside and outside, allowing the space to feel open, light and connected to nature.

The garden is a natural extension of this entertaining space. A patio provides the perfect setting for outdoor dining and summer gatherings, while the patio at the far end becomes a particularly special feature, benefiting from a delightful sun-trap position. Whether enjoying a quiet morning coffee, an evening drink or entertaining guests on a warm summer's day, this is a garden designed to be enjoyed. The relationship between the extended kitchen and the garden gives the home a particularly appealing sense of flow and makes the property feel ideally suited to contemporary family life. A downstairs WC and utility room adds further convenience, with plumbing available for a washing machine alongside it, making practical household functions easy to accommodate without taking away from the main living spaces.





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Upstairs, the Victorian character continues, with generously proportioned bedrooms, elegant sash windows and an abundance of natural light. The impressive principal bedroom provides a peaceful and spacious retreat, complemented by a stylish tiled shower en suite, which is beautifully light and well appointed. Thoughtfully designed with versatility in mind, the en suite can also be accessed from the adjoining rear guest bedroom, creating a practical Jack-and-Jill arrangement ideal for family living or visiting guests.

The generously sized front bedroom is finished with plush carpeting and benefits from double glazing, creating a comfortable and welcoming space. The family bathroom offers a more traditional setting in which to relax, with a bath and electric shower, while throughout the first floor, the accommodation retains the generous proportions and individuality so characteristic of a substantial Victorian home. Period features provide an elegant backdrop for a more expressive interior, allowing the character and charm of the property to sit beautifully alongside a contemporary style.

The accommodation continues onto the third floor, adding a further dimension to the versatility of this exceptional home. The charming fourth bedroom, complete with skylight, offers a flexible space that could lend itself perfectly to a teenager's retreat. Alongside this is a dedicated home office, providing a quiet and private environment for working from home, away from the main family living spaces. Generous eaves storage completes this level, providing an excellent amount of additional storage and making clever use of every inch of the property's footprint.

What makes this home particularly special is not simply its beautiful period architecture or the generous proportions of its individual rooms, but the way in which it has evolved and been lovingly cared for over more than two decades. This has been a much-loved family home, thoughtfully adapted over the years to meet the changing needs of family life, whilst retaining the original character and charm that give the property its distinctive identity.

The location further enhances its appeal, with the property falling within the catchment areas for Pownall Green Primary School and Bramhall High School. Bramhall village is also just a short stroll away, offering a wonderful selection of shops, cafés, restaurants and everyday amenities, whilst Bramhall railway station is equally convenient, making commuting and travel particularly accessible.

Combining period character, versatile accommodation and an enviable village location, this is a home that offers both individuality and practicality in equal measure.







Key Features:

- Grand Four Bedroom plus a dedicated home office, semi-detached Victorian home dating back to 1894
- Spacious accommodation across three floors
- Beautiful original period features, including sash windows and original flooring
- Impressive extended kitchen, dining and living space
- Stylish principal bedroom with shower en suite and Jack-and-Jill access
- Versatile loft room with skylight and substantial eaves storage
- Private, well-established garden with multiple patio areas and a sunny aspect
- Highly sought-after Bramhall location, close to the village, railway station and local schools

Tenure: Leasehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2214 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen / diner
9.98m x 3.51m

Utility
1.46m x 0.79m

Wc
1.46m x 1.42m

Living room
5.25m x 3.56m

Hallway

Sitting room
4.58m x 3.65m

Bedroom 1
5.28m x 3.58m

En-suite
3.00m x 2.46m

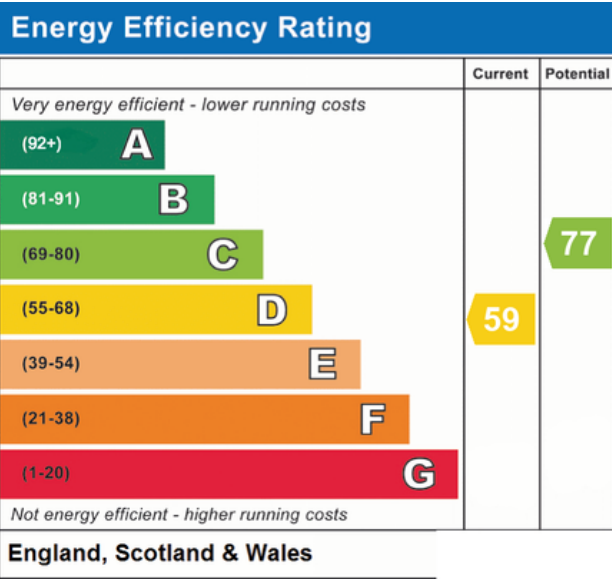
Bedroom 2
3.91m x 3.61m

Bedroom 3
4.17m x 2.97m

Bathroom
2.37m x 1.69m

Bedroom 4
4.11m x 3.58m

Study
4.17m x 2.97m





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