



**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE  
HALMAN**

Moss Lane, Bramhall  
**£1,100,000**

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A stunning 1920s built detached family home positioned on a large widening south facing plot and offering fabulous internal living accommodation in excess of 2500 sq/ft. Arranged over three floors with six impressive bedrooms and several elegant bathrooms, this home is packed with ample noticeable traditional features. This outstanding residence reveals multiple beautifully appointed reception rooms along with a spacious separate annexe displaying self contained accommodation with independent access which promotes a lounge with kitchenette, double bedroom and shower room. This remarkable home occupies a fantastic location within walking distance of Bramhall village.

## Property details

- Attractive 1920's Built Detached Family Home With Accommodation In Excess of 2500 sq/ft
- Six Impressive Bedrooms And Two Superb Family Bathrooms
- Separate Annexe With It's Own Private Access Offering Self Contained Living Accommodation
- Stunning Accommodation Over Three Floors
- Fantastic Location Within Walking Distance of Bramhall Village As Well As Moss Hey Primary School
- Lovely Size Plot With Ample Parking & Panoramic Private South Facing Gardens



## About this property

A most handsome 1920's built detached family home, offering stunning accommodation over three floors with six bedrooms and boasting a self contained annexe with it's own private entrance. Situated a short walk away from Bramhall Village, the property is beautifully set back from the road and boasts a good size south facing rear garden. The property retains many attractive period features and in brief the accommodation comprises of an entrance porch, beautifully refitted cloakroom w/c with stained glass porthole style window and a lovely welcoming reception hall with stained glass windows to the side aspect and a returning flight of stairs to the first floor. Numerous reception rooms include a sitting room with a lovely stained glass bay window to the front aspect whilst incorporating a period central fireplace, the main living room to the rear with an inglenook fireplace with authentic stained glass windows. Parque flooring runs through into the living room providing further detail that these homes so deserve. To the rear is a large open plan dining kitchen fitted in a range of bespoke hand painted units, granite work surfaces, large walk in pantry and this room opens straight through into the bright and spacious family room which is well lit with the glass roof and french doors onto the garden. A comfortable seating area with bi-folding doors and skylight window seamlessly combines with the kitchen, providing a further sociable entertaining space. There is also a useful utility room which houses the gas fire central heating boiler. On the first floor there are four well proportioned bedrooms along with the main family bathroom which is beautifully refitted with a high quality suite with a walk in shower and a free standing bath. There is a further shower room which is also well appointed and includes a useful additional bathroom. On the top floor, off the landing there are two further bedrooms and good amount of under eave storage. The top floor accommodation could provide ideal sleeping quarters for guests and family but equally one of the bedrooms could provide a home office or additional reception area for teenage children. There is a self contained annexe which comprises of a lounge & kitchenette with high vaulted ceilings, parquet flooring and french doors onto the garden. The bedroom again with parquet flooring and en-suite shower room and a good size walk in wardrobe. The first floor within the annexe is accessed via a pull down ladder and having a window to the front aspect. More accommodation could be made out of this if a proper staircase was put in place. There is a brick built detached garage/gym building with a courtesy door to the side. Outside, the property has wide gardens of which are extremely private and south facing, with a good size enclosed patio laid to Indian stone. A pathway gives access through to the garage. Outside the property enjoys a lovely frontage with attractive storm porch. There is ample parking for four/five vehicles and the driveway is extremely well screened from the road via mature hedging.



# GASCOIGNE HALMAN













## DIRECTIONS

SK7 1BQ

## COUNCIL TAX BAND

F

## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

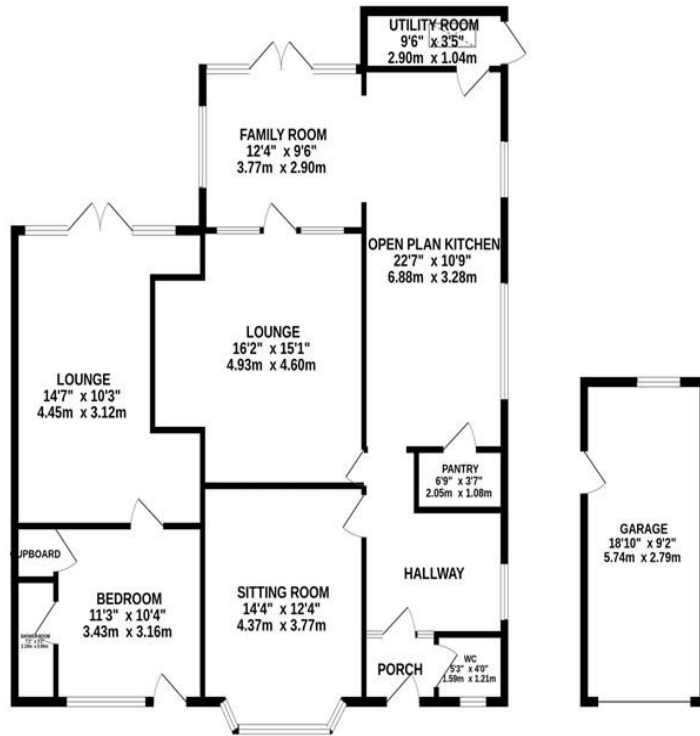
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

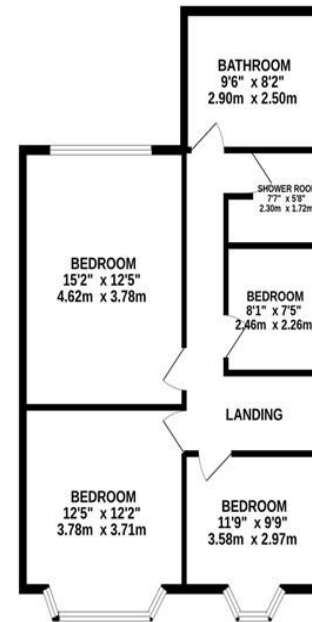
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

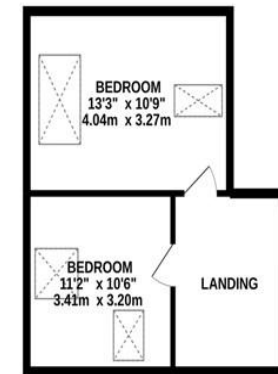
GROUND FLOOR  
1484 sq.ft. (137.8 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



2ND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 2564 sq.ft. (238.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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