



The Corner House, Mile End Lane

Stockport, SK2 6BY

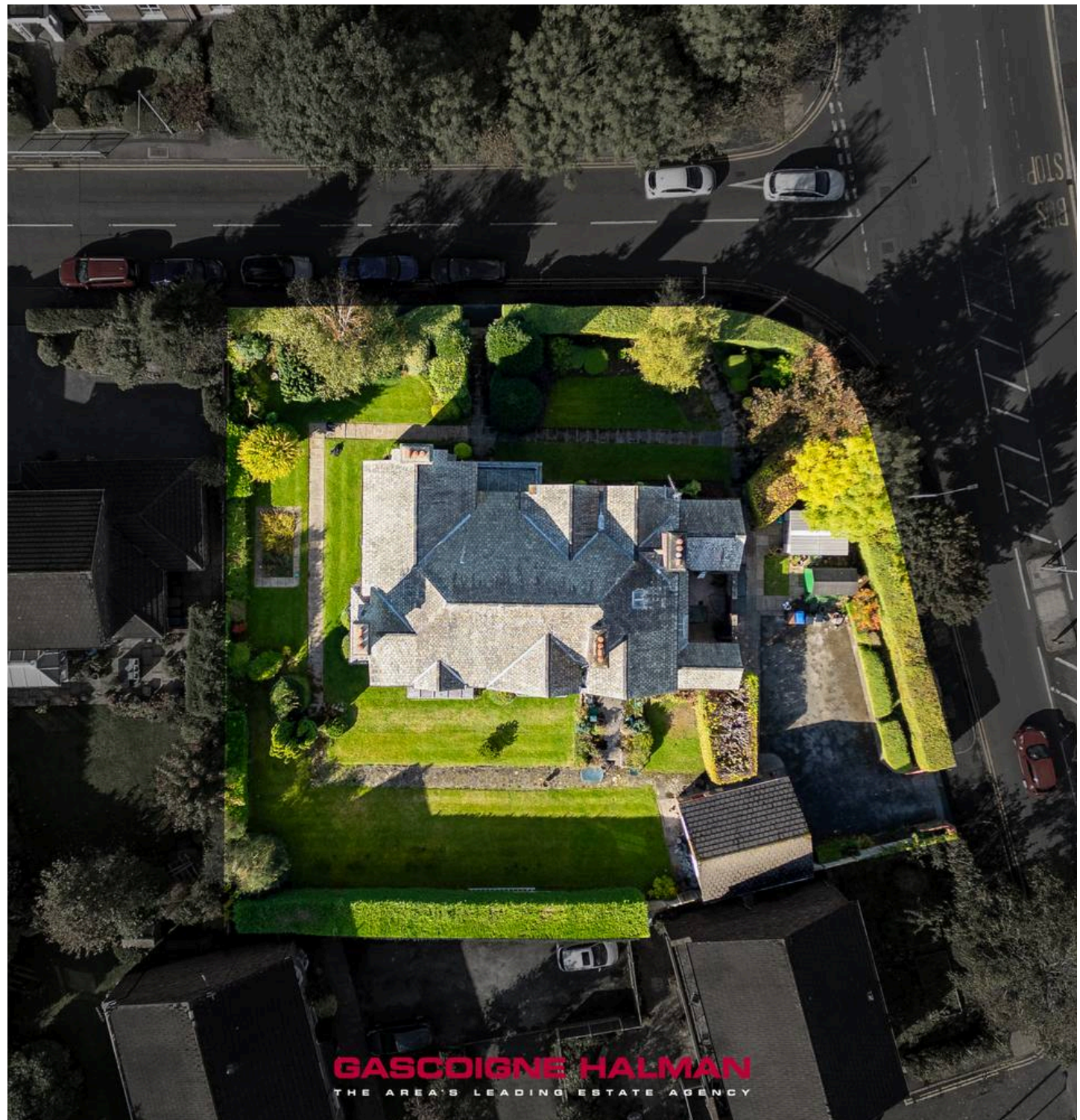
£1,250,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

No Chain. The Corner House is an individual designed one off five double bedroom, four reception room & three bathroom period family home, positioned on an astonishing corner plot of 0.3 acres or thereabouts. It is believed that its claim to fame is that the property was constructed in 1914 for the Battersby brothers who operated the company Battersby & Co, which was during its era one of the largest hat manufacturers of its time. It is no surprise that this home is packed with an abundance of original features offering ample period charm throughout. The property reveals beautiful architectural detailing inside and out and with 3500 – 4500 sq/ft of comprehensive living space on offer, this home could serve any family well for generations to come. The property is positioned with easy access to transport links, excellent schools as well as a range of amenities.

- The Corner House – An Iconic Beautiful Period Family Home Which Is Certainly 'One-Of-A-Kind'
- Substantial Detached Residence With Accommodation Extending To 3500 Sq/ft & A Further Combined 1000 Sq/Ft To The Basement & Loft
- A Wonderful Corner Plot Position With Panoramic Gardens Stretching To 0.3 Acres Or Thereabouts
- Bearing The Birthstone '1914' This Magnificent Home Displays Ample Noticeable Original Features Throughout
- Four Outstanding Well Proportioned Reception Rooms & Five Double Bedrooms & Three Bathrooms & Four Separate WC's
- Double Detached Garage With Spacious Driveway Providing Ample Parking
- Within Walking Distance Of Excellent Primary & Secondary Schools, Such As Great Moor Infant & Junior School As Well As Stockport Grammar School
- Beautiful Retained Original Features With Authentic Staircase & Wall Panelling & Superb Gallery Landing
- Enclosed Courtyard Area With Access To Workshop, A Variety of Store Rooms & WC
- In Need Of Some Updating But This Allows Buyers To Design A Home To Their Own Taste & Requirements







No Chain. Introducing The Corner House, an iconic and truly one-of-a-kind period family home, beautifully positioned on a prominent corner plot within a desirable residential location. This substantial detached residence offers exceptional accommodation extending to approximately 3,500 square feet, with a further combined 1,000 square feet available across the basement and loft, providing extensive and versatile living space that caters to the needs of a growing family. Bearing the birthstone '1914', this magnificent home displays an abundance of original features throughout, including a stunning authentic staircase, elegant wall panelling, parquet flooring, deep skirting boards & Cornice ceiling and a superb gallery landing, all of which contribute to its unique character and timeless appeal. The property boasts four outstanding, well-proportioned reception rooms, ideal for both formal entertaining and relaxed family living, while the five double bedrooms are generously sized, offering comfortable and flexible accommodation for all members of the household. There are three bathrooms and four separate WCs split across the first floor & second floor, ensuring convenience and practicality for busy family life. A kitchen sits off the morning room, whilst a walk in pantry/utility provides ample storage. The double detached garage, complemented by a spacious driveway, provides ample parking for multiple vehicles, adding to the property's functionality. The enclosed courtyard area offers access to a workshop, a variety of useful store rooms, and an additional WC, increasing the scope for hobbies, storage, or potential further development (subject to any necessary consents). The interior is filled with

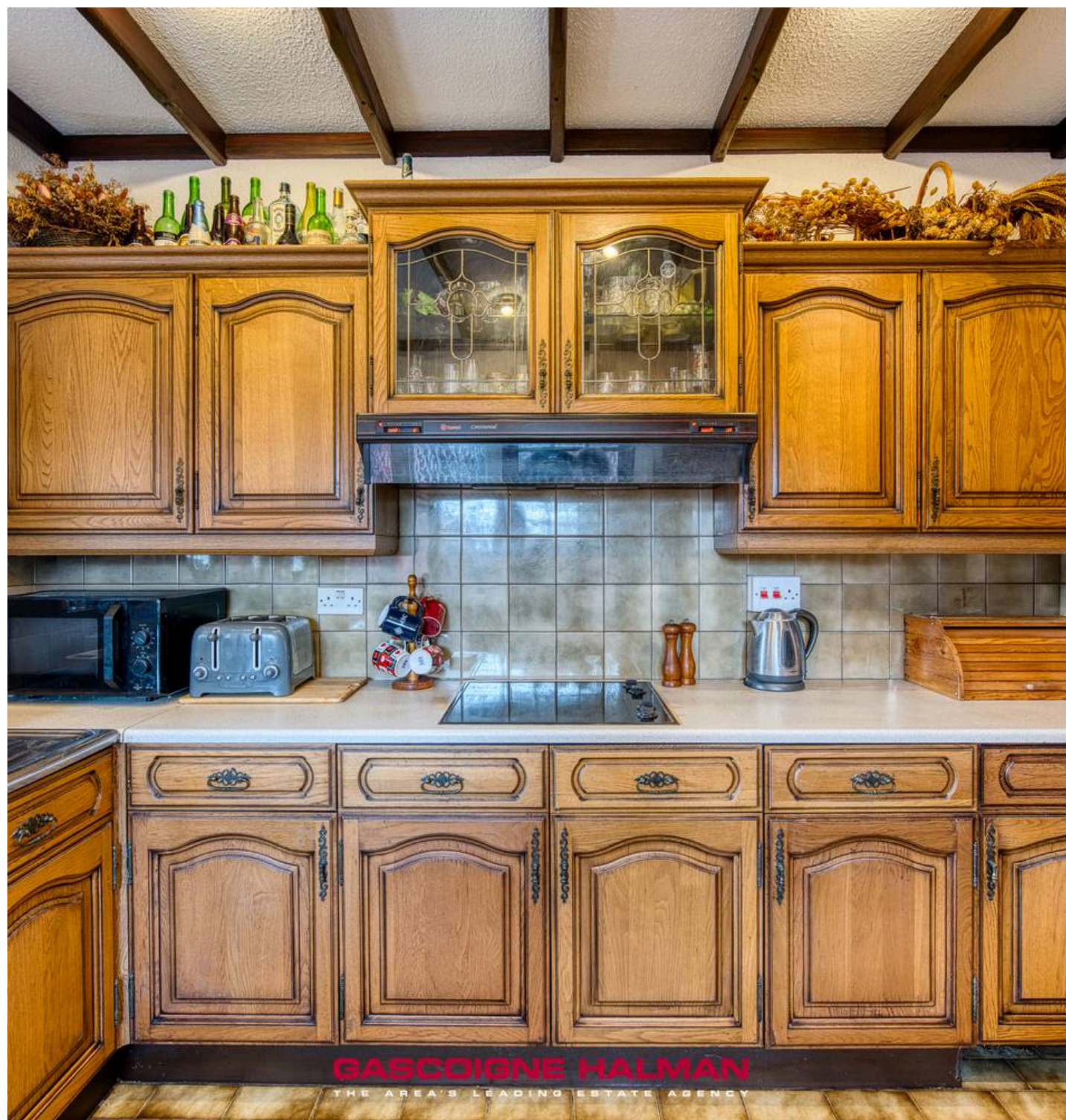


beautiful retained original features that evoke the grandeur of early twentieth-century design, while also offering buyers the exciting opportunity to update and modernise the property to their own taste and requirements, creating a bespoke family home that reflects their individual style. Sitting on a generous corner plot of 0.3 acres or thereabouts, the location is particularly well-suited to families, being within walking distance of excellent primary and secondary schools, such as Great Moor Infant and Junior School as well as Stockport Grammar School, making the daily school run simple and stress-free. The impressive proportions of the accommodation, combined with the property's distinctive period detailing and flexible layout, ensure that The Corner House is perfectly equipped to meet the demands of modern family living while retaining its historical charm and elegance. This is a rare opportunity to acquire a distinguished and substantial family home, set in a sought-after position, that offers both immediate comfort and the potential for further enhancement. Early viewing is highly recommended to fully appreciate the scale, character, and possibilities that this remarkable residence has to offer.

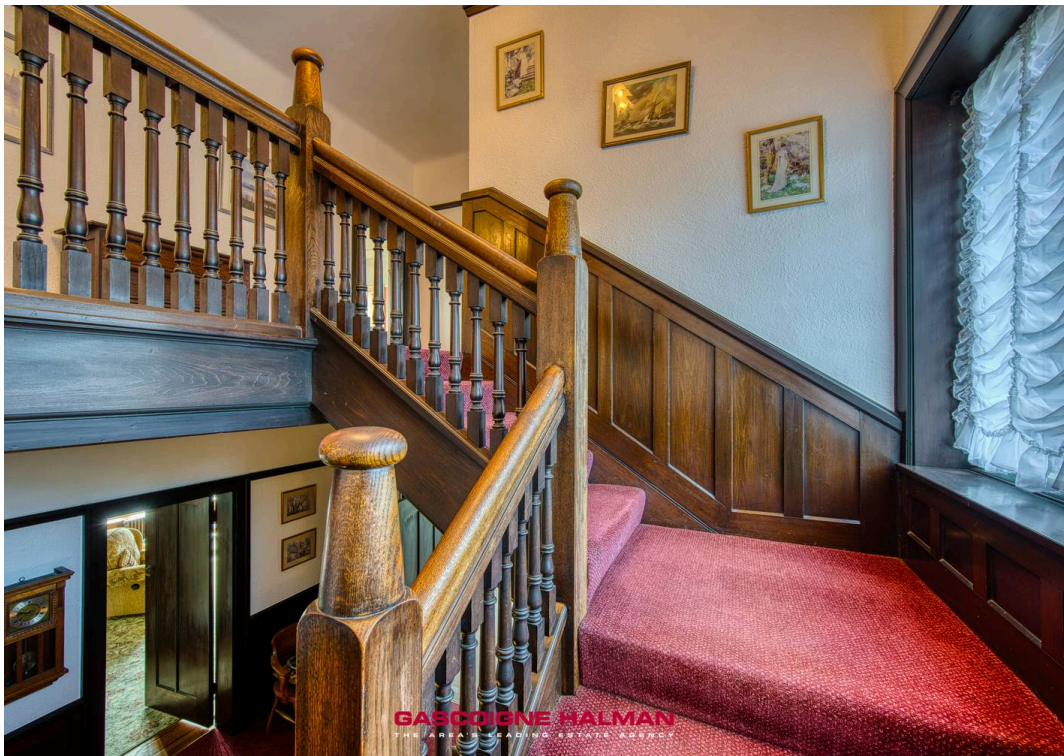
Tenure - Freehold

Council Tax Band - G

EPC Rating - D















GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



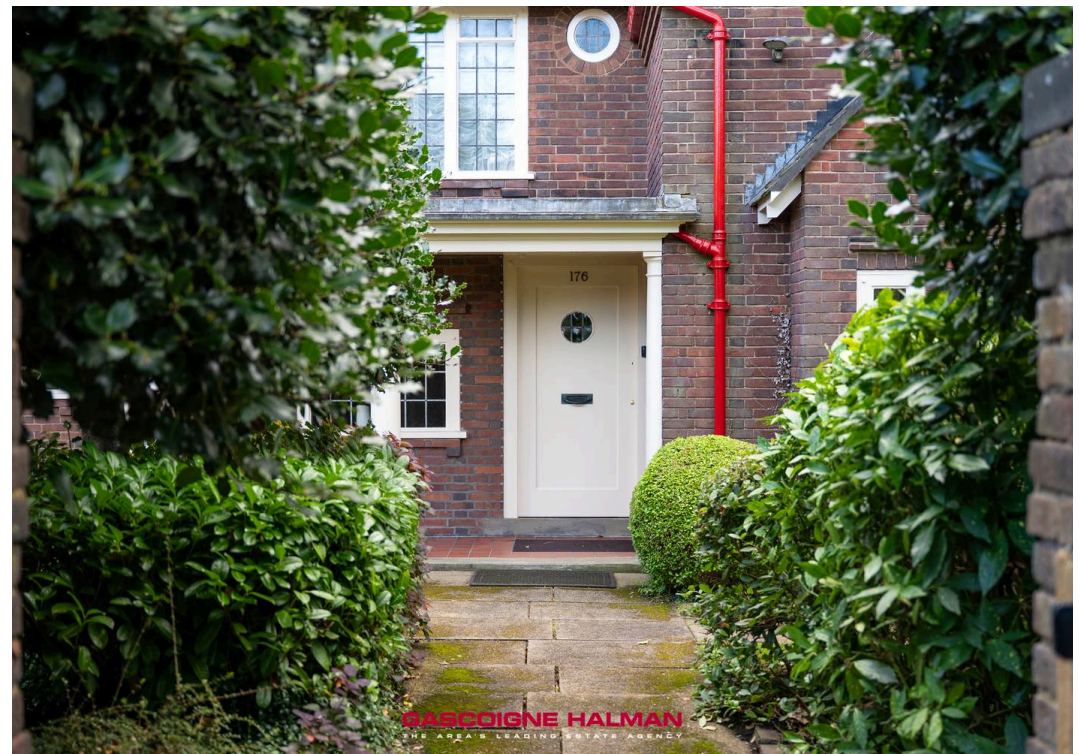
GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



Floor plan of the cellar showing four rooms:

- CELLAR: 38'2" x 9'7" (3.80m x 2.25m)
- CELLAR: 9'6" x 5'9" (2.91m x 1.83m)
- CELLAR: 11'6" x 9'5" (3.56m x 2.87m)
- CELLAR: 28'2" x 9'7" (3.80m x 2.25m)

Floor Plan Details:

- Left Wing:**
 - Workshop: 14'1" x 10'0" (4.29m x 3.06m)
 - Courtyard Garden: 15'0" x 14'2" (4.72m x 4.33m)
 - Kitchen: 10'8" x 10'8" (3.29m x 3.29m)
 - Dining Room: 18'2" x 17'6" (5.54m x 5.33m)
 - Veranda: 12'10" x 6'4" (3.95m x 1.93m)
 - Morning Room: 16'9" x 12'9" (5.11m x 3.89m)
- Central Section:**
 - Entrance Hall: 13'8" x 12'8" (4.13m x 3.89m)
 - Drawing Room: 24'11" x 15'7" (7.60m x 5.66m)
 - Bathroom: 14'2" x 7'3" (4.31m x 2.21m)
 - Lounge: 15'10" x 14'3" (4.63m x 4.34m)
 - Storm Porch
- Right Wing:**
 - Landing: 30'6" x 14'11" (9.30m x 4.55m)
 - Bedroom 1: 23'3" x 14'1" (7.09m x 4.29m)
 - Bedroom 3: 15'10" x 14'11" (4.63m x 4.54m)
 - Bedroom 5: 13'0" x 12'4" (3.97m x 3.76m)
 - Bedroom 4: 13'7" x 12'9" (4.14m x 3.89m)
 - Bedroom 2: 16'6" x 14'6" (5.03m x 4.42m)
 - Bathroom: 10'7" x 7'1" (3.29m x 2.41m)
 - Bathroom: 8'9" x 6'2" (2.64m x 2.49m)

The floor plan shows a central landing (30'6" x 11'11", 9.30m x 4.55m) with stairs leading up and down. The rooms are arranged around this central area:

- Bedroom 1:** 23'3" x 14'1" (7.09m x 4.29m) - Top right
- Bedroom 2:** 16'6" x 14'6" (5.03m x 4.42m) - Bottom right
- Bedroom 3:** 15'10" x 14'11" (4.83m x 4.54m) - Top center
- Bedroom 4:** 13'7" x 12'9" (4.14m x 3.89m) - Bottom left
- Bathroom:** 8'8" x 8'2" (2.64m x 2.49m) - Bottom center
- Bathroom:** 10'7" x 7'11" (3.23m x 2.41m) - Top right (adjacent to Bedroom 1)
- Store:** Two storage areas, one on the left and one on the right of the landing.
- WC:** Two toilet areas on the far left.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



Gascoigne Halman

Gascoigne Halman, 9 Ack Lane East – SK7 2BE

0161 439 5555

bramhall@gascoignehalman.co.uk

www.gascoignehalman.co.uk/





THE AREA'S LEADING ESTATE AGENCY