

ANY
PART EXCHANGE
WELCOME



Fir Road
Bramhall, SK7 2JF

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Fir Road, Bramhall, SK7 2JF

Set back over 100ft from the road and occupying a prime position on the prestigious Fir Road in Bramhall, this remarkable five-bedroom detached home is the embodiment of grand, elegant family living. Enjoying complete privacy behind a mature hedge line and a sweeping driveway with space for up to seven cars, this handsome 1906-built residence offers a rare combination of heritage, space, and timeless charm.

Upon arrival, you're welcomed by a substantial and impressive veranda porch — a grand and practical entrance offering plenty of space to pause, shelter, or simply admire the home's elegant façade. Inside, the property reveals a series of bright, airy rooms designed to celebrate both family life and effortless entertaining. Natural light pours into every corner, thanks to large windows, high ceilings, and a flowing layout that feels as open as it does warm and inviting. Thoughtful additions by the current owners include clever built-in storage solutions, maximising functionality without compromising on the home's period elegance. The kitchen is equipped with an integrated fridge, a 5-ring gas hob, oven with grill, and an additional oven, offering practical amenities for everyday living. The bright conservatory extension adds to the charm, providing a peaceful garden room that opens to the beautifully landscaped, south-west facing rear garden, creating a tranquil setting to unwind and enjoy the outdoor surroundings. The home also enjoys a touch of preserved heritage in the form of the original scullery, now a charming garden feature that offers a subtle nod to the past and adds a layer of character to the outdoor space.

With five well-sized bedrooms, this home offers flexible and versatile accommodation ideal for modern family living. One of the bedrooms is tucked away in the loft, bathed in natural light from sloping roof windows, creating a bright and peaceful retreat. Also in the loft is a separate room, perfectly suited as a quiet and private home office — ideal for remote working or focused study. Fir Road boasts spacious and elegantly appointed living areas, along with a garden thoughtfully designed for both privacy and sunshine. This distinguished home presents a rare opportunity to enjoy a tranquil, rural-style setting while remaining just moments from all the amenities Bramhall has to offer — the perfect place to watch your family grow. A true one-off, this grand and characterful home on Fir Road must be seen to be fully appreciated — a once-in-a-lifetime opportunity to own a piece of Bramhall's history with all the space and sophistication of modern family living.





The Current Owners Love:

- I love its feeling of space and peace.
- I love the privacy the house gives while still being close to Bramhall.
- I love sitting relaxing in the conservatory looking out to the trees.

We Have Noticed:

- Desirable Road
- Generous Private Plot
- Bramhall Village within a short Walk





Key Features:

- A detached, five bedroom, Edwardian, family home on an expansive and private plot
- Boasting over 3,000 sq. ft. of beautiful living space
- The south-west facing rear garden is beautifully landscaped and features a original scullery — a unique reminder of the home's heritage.
- A short stroll from the vibrant & well-connected Bramhall Village
- Tucked away more than 100ft from the road, this home is ideally positioned on the distinguished Fir Road
- Any Part Exchange Welcome

Tenure: Leasehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3068

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Storm Porch

Hallway 17'1" x 15'3" (5.21m x 4.65m)

Shower Room 6'9" x 5'0" (2.06m x 1.52m)

Dining Room 16'10" x 15'11" (5.13m x 4.85m)

Living Room 18'1" x 17'0" (5.51m x 5.18m)

Conservatory 16'10" x 13'0" (5.13m x 3.96m)

Kitchen 16'0" x 12'0" (4.88m x 3.66m)

Gardener's WC 5'1" x 2'11" (1.55m x 0.89m)

Sitting Room 12'3" x 10'1" (3.73m x 3.07m)

Landing 15'11" x 8'10" (4.85m x 2.69m)

Bedroom 3 11'0" x 10'0" (3.35m x 3.05m)

WC 11'0" x 2'11" (3.35m x 0.89m)

Bedroom 4 13'0" x 10'10" (3.96m x 3.3m)

Bathroom 9'11" x 8'11" (3.02m x 2.72m)

WC 5'0" x 4'10" (1.52m x 1.47m)

Bedroom 1 17'9" x 16'10" (5.41m x 5.13m)

Bedroom 2 18'1" x 13'0" (5.51m x 3.96m)

Landing

Bedroom 5 17'9" x 8'0" (5.41m x 2.44m)

Study 13'11" x 5'11" (4.24m x 1.8m)

Garage 30'1" x 12'1" (9.17m x 3.68m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





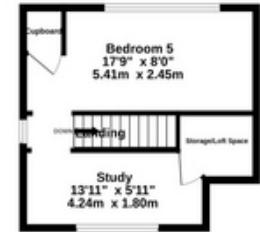
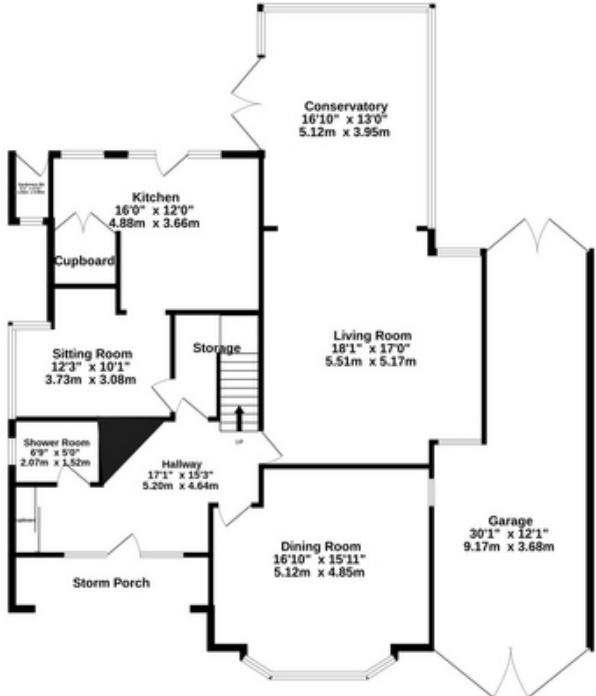
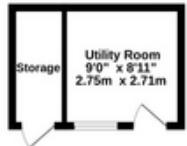
DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Outbuilding
116 sq ft. (10.4 sq.m.) approx.

Ground Floor
1659 sq ft. (154.1 sq.m.) approx.

1st Floor
1010 sq ft. (93.0 sq.m.) approx.

2nd Floor
263 sq ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 3068 sq.ft. (285.0 sq.m.) approx.

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.

Made with Metropix ©2025

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



4 Ravenoak Road, Cheadle Hulme, SK8 7DL
 Tel: 0161 425 7878
 Email: hello@shrigley-rose.co.uk
www.shrigley-rose.co.uk