

ANY
PART EXCHANGE
WELCOME



Heathbank Road
Cheadle SK8 6HX

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Heathbank Road, Cheadle SK8 6HX

Chain-Free,. Beautifully Presented c.1865 Victorian 4-Bedroom Detached Home within CHHS Catchment Blends Period Charm with Modern Living. Highlights include Open-Plan Kitchen, 3 Bathrooms, Private Gardens, Garage, CCTV. Freehold with Off-Road Ample Parking. This characterful home also benefits from an integral garage.

Proudly presenting to the market this stunning Victorian detached home named Fir Cottage, dating back to circa 1865. Beautifully renovated throughout by the current owners, this four-bedroom, three-bathroom residence seamlessly blends period charm with modern living.

Set back from the road behind a hedge-lined frontage, Fir Cottage features a two-car driveway, an original-style ornamental streetlamp, and a wraparound garden — all combining to create an enchanting first impression. The delightful gardens are a true haven, complete with a herb garden, potting shed, a coal bunker, wood store, eating apple trees, climbing roses, rhubarb, raspberries, bedding plants, an ornamental cherry tree, magnolia, ivy, and a stunning wisteria climbing the front façade. Numerous seating areas offer perfect spots to enjoy the abundant wildlife, with regular visits from birds, bees, and other charming guests.

Stepping inside, you are immediately struck by the high ceilings and impressive sense of space. To the left of the hallway, you will find a beautifully stylish and elegant bay-fronted living room. This sophisticated space, enhanced by an open fire, combines classic period features with refined décor, creating a warm yet luxurious atmosphere — perfect for both relaxed evenings and entertaining guests. Beyond, a fabulous open-plan dining/sitting area, morning room and bespoke kitchen await, designed with everyday living and entertaining in mind. The kitchen is equipped with integrated appliances including a fridge/freezer, bin system, Bosch dishwasher, Neff induction hob, two Neff ovens (one a combination microwave), a hot water tap, and granite worktops with a breakfast bar and stools. A separate good-sized pantry provides excellent additional storage. Vaulted ceilings and skylights flood the space with natural light, while steps lead down to the versatile morning room.

Period features are showcased throughout, including original mouldings on the covings of many rooms, sash windows, and original flooring in the dining room and third bedroom, adding character and elegance at every turn.

A modern, fully tiled downstairs shower room and a spacious utility room with side access enhance the home's practicality. Understairs storage is thoughtfully heated by a radiator — ideal for drying wet coats.







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Upstairs, a beautiful mezzanine landing leads to a versatile large space, currently used as a home office, featuring a striking arched period window with shutter-style detailing. There are three well-proportioned bedrooms, with the master suite boasting a stylish ensuite bathroom and a dressing area. An additional modern family bath/shower room services the other bedrooms. A fourth bedroom is located on the second floor, offering further flexibility. Externally, the property enjoys private side and rear gardens adorned with original cobblestones, an integral garage, and ample driveway parking. The front guest bedroom enjoys picturesque views of the historic Cheadle Hulme School. Throughout, you will find beautiful original period coving and detailed mouldings, while the original flooring in both the dining room and third bedroom further showcases the home's rich heritage. Its prime location allows easy walking access to Cheadle Hulme village and train station, and is conveniently close to Cheadle and Bramhall villages. Offered for sale on a freehold basis, and located within the catchment for the highly regarded Bradshaw Hall Primary and Cheadle Hulme High Schools — both rated Outstanding — this is a rare opportunity to acquire one of Cheadle Hulme's historic buildings. Carefully refurbished internally and externally, the property has been modernised for contemporary living, all while retaining its timeless charm and historical significance.

The Current Owners Love:

- The house has a special feel due to it's history, the garden and the privacy of not being overlooked
- We love the history and character associated with an older property
- We love cosy nights in front of the fire

We Have Noticed:

- Beautiful Turnkey Period Detached Home.
- In CHHS Catchment and Short Walking Distance to CHS & Greenbank Primary School
- Modern Family Living at its Absolute Best





Key Features:

- Any part exchange welcome
- CHAIN FREE!
- Dating back to circa 1865, meticulously renovated throughout to an exceptional standard
- A four-bedroom, three-bathroom detached family home
- Freehold & Ready to Move In | Rare opportunity to own a historic, character-filled property blending timeless elegance with modern living
- Large plot with beautiful wrap around gardens
- Beautiful living spaces including a large open plan bespoke kitchen/ diner/ snug
- Versatile Layout including a Mezzanine home office space with striking arched window
- Prime Location. Walking distance to Cheadle Hulme village and train station, and within catchment for Outstanding-rated schools
- Freehold & Ready to Move In | Rare opportunity to own a historic, character-filled property blending timeless elegance with modern living

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2143

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Entrance Hall 15'3" x 8'0" (4.65m x 2.44m)

Living Room 16'2" x 14'1" (4.93m x 4.29m)

Dining Room 13'9" x 13'2" (4.19m x 4.01m)

Kitchen 21'11" x 21'0" (6.68m x 6.4m)

Snug 11'6" x 9'4" (3.51m x 2.84m)

Utility Room 8'6" x 7'6" (2.59m x 2.29m)

W/C 7'6" x 4'8" (2.29m x 1.42m)

Bathroom 7'10" x 7'4" (2.39m x 2.24m)

Bedroom 2 14'1" x 13'2" (4.29m x 4.01m)

Study 16'6" x 9'2" (5.03m x 2.79m)

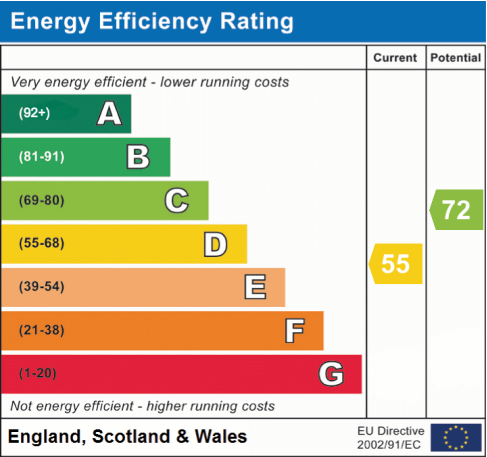
Landing 8'6" x 7'6" (2.59m x 2.29m)

Bedroom 1 14'0" x 13'2" (4.27m x 4.01m)

Bedroom 3 10'9" x 10'6" (3.28m x 3.2m)

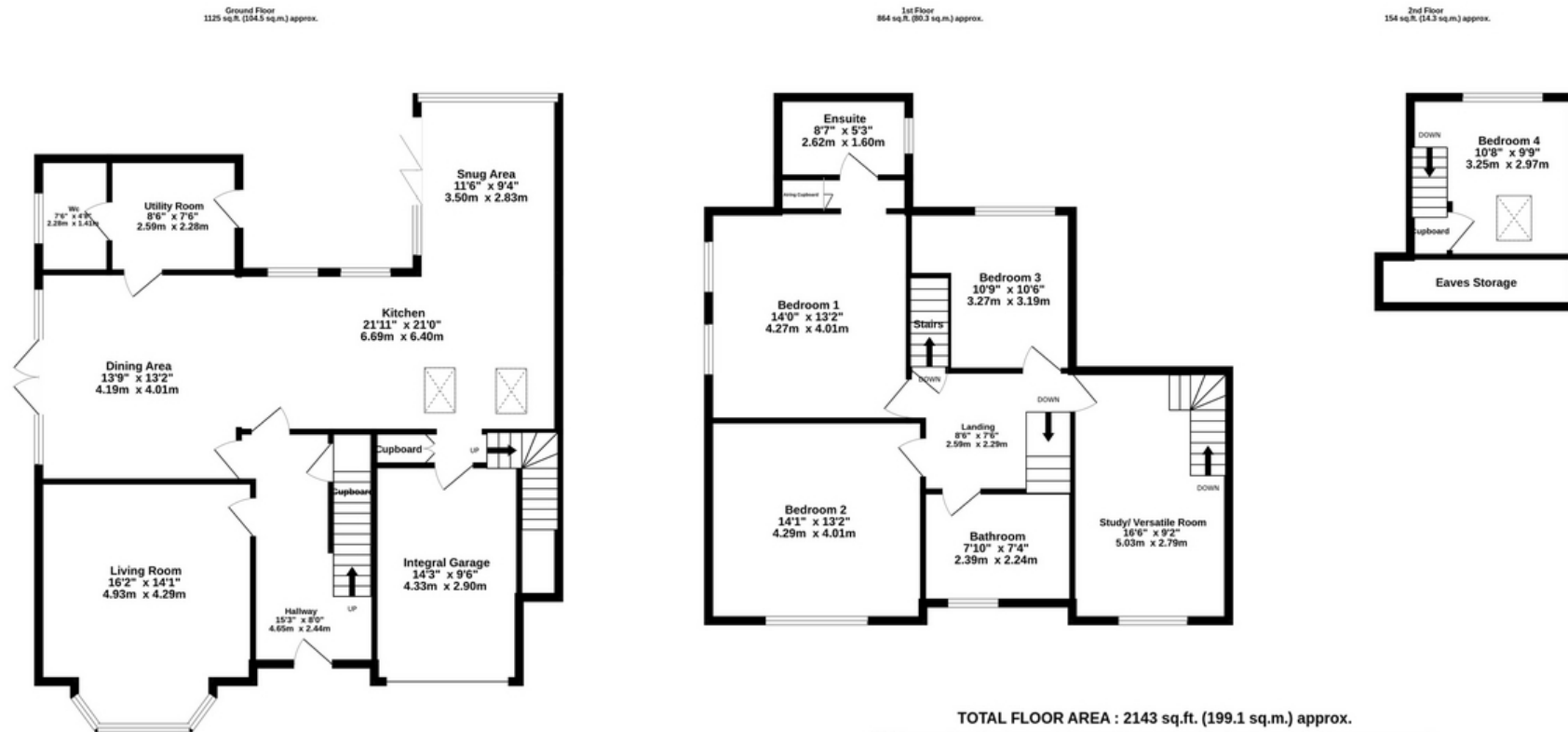
Ensuite 8'7" x 5'3" (2.62m x 1.6m)

Bedroom 4 10'8" x 9'9" (3.25m x 2.97m)





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



TOTAL FLOOR AREA : 2143 sq.ft. (199.1 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.



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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.