



FIR GROVE





Bramhall, recognised as one of Britain's friendliest villages, retains its charm regardless of the march of progress. The Village Square forms a distinct village centre, sitting astride a central crossroads, and is home to a myriad of independent shops, salons, and cafés. This village offers lovely leisurely mornings over a coffee and a chat or countless sociable evenings out. From a cosy independent micropub to vibrant bars, and restaurants for all cuisines, there really is something for everyone. Much-loved events such as Light Up Bramhall and the Duck Race bring unmissable and enjoyable opportunities to explore the village and become part of your community. A significant factor in Bramhall's enduring desirability is the abundance of lush green spaces and woodland walks in and around Bramhall. Though a bustling and undeniably well-equipped village, characterised by attractive and substantial homes, there's countryside virtually on the doorstep, while green spaces are woven liberally throughout the area. Beautiful Bramhall Park is the start of country walking towards Cheadle in one direction and even as far as Lyme Park in the other. Also nearby are Stockport's Fred Perry Way, plus Poynton and the expansive Middlewood Way and the canal. Alderley Edge – home of legend and folklore – is a ten-minute drive, and a little closer still is Wilmslow Carrs, which, following the river Bollin, leads to the National Trust's majestic Quarry Bank Mill and Styal Country Park.



A Unique and Special History...



This exquisite home is quite unique, possessing a charm and character all its own. This, in part, is due to its thoughtful design and construction in 1851, and subsequent extension in 1870, during the reign of Queen Victoria. However, the property is built to Georgian farmhouse standards and specifications, giving an imposing Regency appearance. There's an almost romantic symmetry, with a classic arch over the front door and perfect Georgian-style sash windows. The home is tucked back from the road a little, with a clearly defined pathway to the entrance and buffered by lush green planting and mature shrubs. This breathtakingly beautiful, entirely individual home simply blossoms with kerb appeal, nestled within a generous plot which still hints at its early life as a farmhouse.



This was, in fact, the first farmhouse to be built when the Davenports of Bramall Hall began to sell their land. Yet, that's not the only significant local history. This was the cherished family home of Brian Trueman, the creative force behind beloved British children's television classics including *Danger Mouse*. Here, he penned some of his most iconic works, contributing significantly to the UK's animation landscape. Brian also worked with Manchester-based studio Cosgrove Hall, where he wrote and voiced characters for several popular series, including the iconic *Chorlton* and the *Wheelies*, *Jamie and the Magic Torch*, and *The Wind in the Willows*. His distinctive voice brought characters to life, and his work resonated with children and adults alike, blending humour and creativity to create timeless content. His sons remember him as "clever, funny, resilient, an absolute gentleman, loving and loved" and it was their dad who worked on this house and made it the happy family home it is. Trueman's work continues to inspire and entertain, reflecting his impact on British television – and this exceptional property is part of that legacy. After all, who wouldn't want to live where *Danger Mouse* came to life?



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The Perfect Village Location

Bramhall really boasts the best of everything. The local shops and services are superb, and the community is unmatched. A plethora of local bars and pubs, and a smorgasbord of restaurants delivering cuisine from Italian to Thai make staying local a pleasure – yet Manchester, Wilmslow and up-and-coming Stockport all are easily accessible, making metropolitan life as easy to reach as that glorious countryside.

Bramhall Lane South perfectly captures the charm and prestige of Bramhall living. Tree-lined and characterful, it's just a short stroll from the lively village centre with its array of independent shops, bars, cafes and eateries. Transport links are exceptional, with Bramhall Station close by and fast routes to Manchester, the airport and beyond. And though incredibly well-connected, Bramhall retains a tranquil, village atmosphere, surrounded by green spaces and close to open countryside. Handily located though it undoubtedly is, Bramhall is bursting with character and charm, hand in hand with a quite extraordinary community spirit – a real village feel. This heart is more usually associated with bucolic countryside hamlets in rural idylls. Although open countryside is mere minutes away in almost every direction, Bramhall's proximity to metropolitan Manchester means Bramhall Lane South enjoys the best of both worlds.





Welcome to Your Happy Home...

Unarguably impressive and really rather splendid, this home has been thoughtfully improved over the family's half-century or more in situ. No effort has been spared; the labour of love is tangible throughout and the home is chock-full of charm and character, highlighted with period features. It's abundantly clear that this home has been cherished. The ground floor living space has been created with family life and entertaining friends in mind. To the right, off the spacious, original oak-panelled hallway, is a large, airy drawing room. Here, four original sash windows flood the space with natural light. Despite the room's ample proportions and almost formal layout, the feel remains homely and relaxed. One can easily imagine the warmest of welcomes here.

To the other side of the entrance hall is a traditional dining room which will comfortably accommodate a table of twelve. This space has hosted countless happy Christmases and once again, that warmth and family atmosphere pervades. A beautiful, bright breakfast or morning room leads off the dining room. There can be few spaces as perfect as this to sit and savour that first coffee of a new day filled with possibilities. The light here, and proximity to the large family kitchen, mean it would also make an ideal office, studio or playroom.



“This house is full of happy memories. Now another family can make their own.”





From this happy morning room, there's access to the kitchen. This, again, is a generous space, just perfect for a family. A quarry-tiled floor nods to the Victorian heritage, while a timeless John Lewis shaker kitchen in soft duck-egg blue, combines classic charm with modern practicality - perfect for both busy families and relaxed weekend hosting. This functional kitchen opens into a vast family dining area, warmed by a woodburner and leading through attractive doors into the beautiful gardens. A back porch is a practical addition, keeping muddy boots or mucky dogs away from the living space, and there's also a downstairs shower room. A utility room and ample storage keep clutter at bay, and another door leads back to the living room, making all family life connected and cohesive - yet still offering space for peace and quiet.



“The dining room is synonymous with family gatherings, and especially Christmas, with everyone who mattered congregated around the table.”



Onwards & Upwards...



While the ground floor delivers all the space a family could wish for, and then some, heading upstairs is just as captivating. There's an under-landing and staircase return detail, enhanced by original solid wood bannisters and balustrades. A family bathroom is bright and roomy before we head to the room where the magic happened: the study, where Brian worked and brought his characters to life – and where his boys sat outside, listening avidly, first to learn about the antics of their – and their friends' – favourites. This light-filled room, once a hive of creative activity, boasts an exquisite wooden floor – this was specially made studio flooring and adds yet more to the lovely and quirky history of this home – one of Bramhall's oldest.



Depending on how a new family choose to configure the space up here, there could be four, five or even six bedrooms. The rooms to the rear of the property look out over the pleasant and pretty cottage gardens, over swathes of green and leafiness to the Peak District beyond.



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Local schools are consistently high performing, with prep and public schools also nearby, and several highly rated nurseries. The nation's favourite department stores, John Lewis and Marks & Spencer aren't far away. Countless sports clubs and facilities are just minutes away, as well as those marvellous walks in almost every direction, almost all with a hostelry and an eatery or two en route.

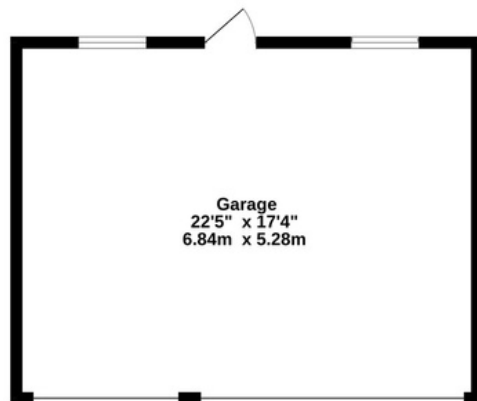
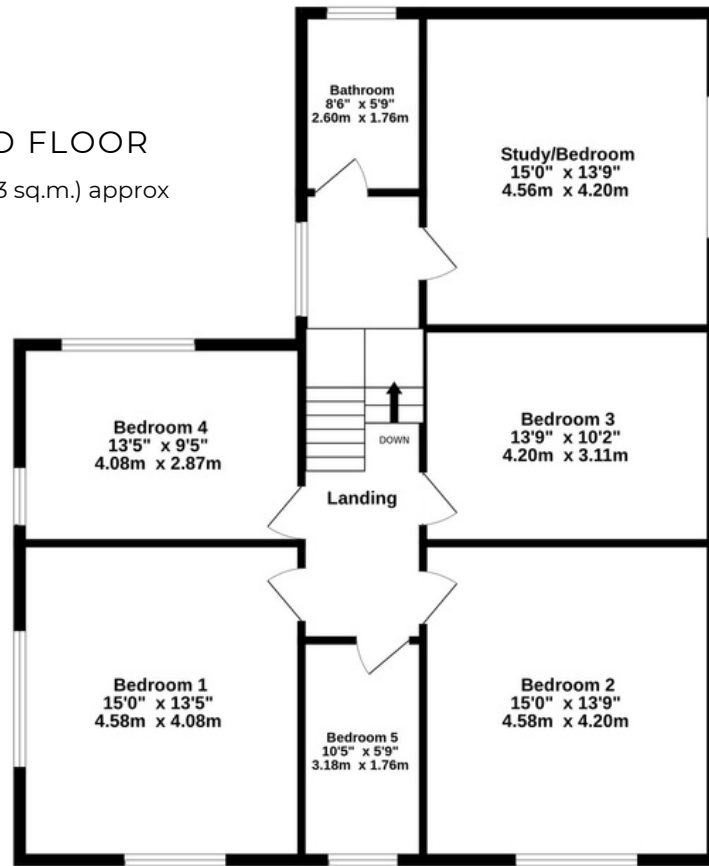
This home has everything. It is both beautiful and substantial, and its history is truly special; its future as yet unwritten. This is a lucky family's dream home, and its unique character and charm, combined with impressive square footage, must be viewed to be fully appreciated. You WILL fall in love with this home. It's impossible not to.

The gardens aren't at all overlooked, the eye is led over trees and green. The house sits in around one-third of an acre, yet the garden has kept exceptional charm and character throughout. There are raspberry canes and apple trees, while lavender blooms and scents the air. In any part of the vast gardens, which are enclosed with robust brick walls and evergreens, there's literally no hint of the proximity of a bustling village – the only discernible sound is birdsong. Indeed, it's easy to imagine earlier times and a simpler life, especially when evidence of the farmhouse's past life is everywhere, including a delightful, cobbled patio. Seemingly secret gardens lead off from the main garden and, if you look carefully, there's a discreetly positioned triple garage. This home is both exceptional and beautiful. It's social and family-oriented and deserves to be loved and cherished all over again.



GROUND FLOOR

1112 sq.ft. (103.3 sq.m.) approx

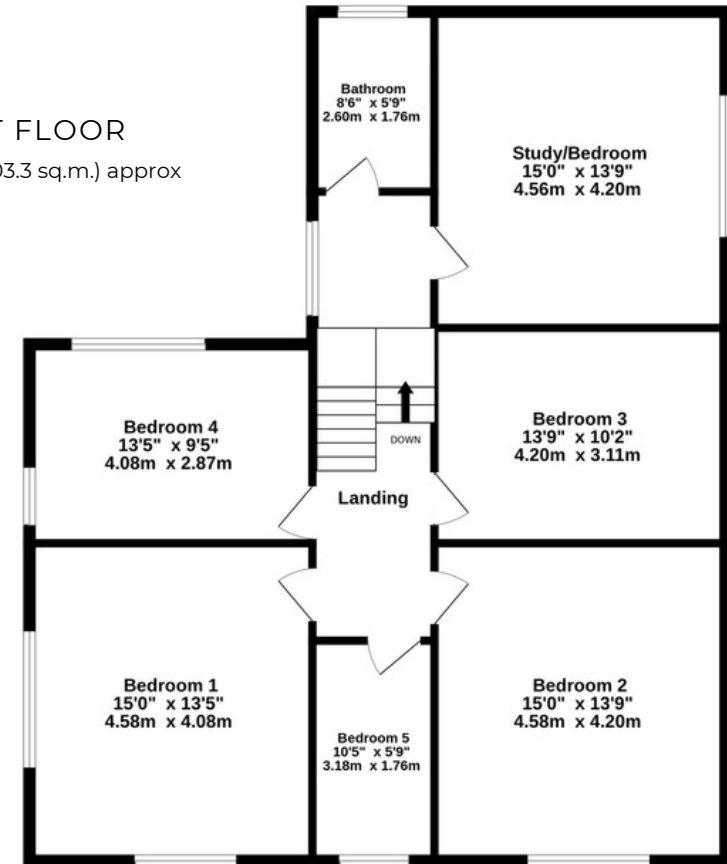


BASEMENT

389 sq.ft. (36.1 sq.m.) approx

FIRST FLOOR

1112 sq.ft. (103.3 sq.m.) approx



TOTAL FLOOR AREA

2843 sq. ft. (264.1 sq.m.) approx

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



H I G H L I G H T S



- Versatile & Spacious Interiors multiple reception rooms, a large kitchen-family hub, 5 bedrooms plus a study or 6 bedrooms, offers incredible flexibility for modern family living.
- Rich Heritage & Unique Legacy Built in 1851 and home to renowned writer Brian Trueman, this charming residence blends historical significance with creative legacy.
- Abundant Green Space. A Nearby Walk to Bramhall Park, Carr Wood, Ladybrook Valley and explore endless countryside trails minutes from your door.
- Creative Studio with Provenance Original wooden-floored office where Trueman wrote classics like Danger Mouse and Jamie and the Magic Torch.
- Expansive, Leafy Plot Nestled within a generous one-third acre garden with mature planting, fruit trees, and private cobbled patios.
- Superb Community & Lifestyle Enjoy Bramhall's thriving village feel with independent shops, eateries, events, and a famously friendly atmosphere.
- Excellent Connectivity & Schools Close to Bramhall Station, top-rated schools, Manchester Airport and key commuter routes – countryside and city within easy reach.
- Exceptional Character & Kerb Appeal A beautifully symmetrical Georgian-style façade, sash windows, and period details throughout exude timeless elegance.
- Prime Bramhall Location Situated on prestigious Bramhall Lane South, just a short stroll from the vibrant village centre and Bramhall Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		





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