

Beech Cottage, 322 Bramhall Lane South, Bramhall, Stockport, Cheshire SK7 3DL

Offers around £325,000

(No chain)



This lovely Edwardian semi-detached house (to the right of the picture), offers many original and period features which have been carefully preserved and restored, such as stained glass leaded windows, brass light switches, picture rails, deep skirting boards, corniced ceilings, door handles and locks. The property benefits from full gas central heating. **Standing on a plot of over a quarter of an acre** the house is fronted by a large, block paved drive, affording parking space for several cars, which continues round to the rear, via high wooden gates, to form a large, sunny, south facing patio. There is a detached garage to the rear and the garden is of a superb size affording excellent privacy.

In brief the property comprises: Entrance Hallway, Study, Dining Room, Lounge, Conservatory, Fitted Kitchen, Utility Room and Downstairs wc. There is a return staircase from the Hallway to the first floor Landing area with original doors leading to Three good sized Bedrooms, and a Bathroom/wc.

GROUND FLOOR

Entry to the house is by a wide timber panelled door with original brass furniture and a leaded stained glass window, the design of which is repeated in the leaded stained glass window in the dining room at the front of the house.

ENTRANCE HALL

Period brass light switches and a corniced ceiling, floor matwell, picture rail, high skirting boards, telephone point, thermostat heating control, double panel radiator, return staircase leading to first floor level, solid, original panel doors to dining room and lounge. Opaque glazed panel door to:

STUDY 2.2m x 1.5m (7' x 5')

Leaded stained glass picture window to the front elevation, obscure glazed window to the side elevation, double panel radiator, small roof void, telephone point equipped with 'Broadband' connection, useful book shelving fitted to the walls. Two double power points.

DINING ROOM 4.6m x 3.9m (15' x 13')



Feature living flame gas fire with cast iron grate set in a Victorian cast iron fireplace with inlaid Victorian tiles, cast iron fender and deep tiled hearth. There are stained glass and leaded windows to the front and a further leaded window to the side, period brass light switches and a corniced ceiling and central ceiling rose, two wall light points, fitted cupboard to side of chimney breast recess, double panel radiator, picture rails and deep skirting boards. Four double power points.

LOUNGE 5.15m x 3.6m (16'11" x 12')



Multi-Fuel 'Franklin' style stove in a brick surround surmounted by an oak beam, fitted cupboard to side of chimney breast recess, double panel radiator, telephone point and picture rails. There is an archway to the Fitted Kitchen/Breakfast Room, and panelled timber door to useful understairs cloaks/ storage cupboard. Three double and one single power points. Large french doors leading to:

CONSERVATORY

3.3m x 3.0m (10'9" x 10')



Half brick built construction with uPVC double-glazed windows and a double glazed polycarbonate roof, uPVC double glazed French doors to the rear garden and vinyl flooring. Three double power points.

FITTED KITCHEN

3.6m x 3.6m (12' x 12')



Quarry tiled floor. An excellent range of solid wood wall, drawer and base units with cornice features and display glazed cupboards with complementary round edged laminate worktops backed by extensive white and matching patterned ceramic tiling. Six double power sockets across the worktops, a one and a half bowl stainless steel sink unit with a chrome swan neck mixer tap over and a neatly stored floor mounted gas central heating boiler. Space and plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built in electric oven, built in microwave over the oven and built in four ring gas hob. Panel glazed door leading to:

UTILITY ROOM

1.0m x 2.5m (3'3" x 8'3")

Quarry tiled flooring, window to the rear elevation, panelled door opening to the rear garden, wall shelving, worktop with space under for a tumble dryer and fridge. Panelled door to:

SEPARATE TOILET

Quarry tiled flooring, single panel radiator, obscure glazed window to the rear elevation, low level wc, wall mounted wash hand basin, stop tap and bathroom cabinet.

FIRST FLOOR

LANDING 1.8m x 2.6m (6' x 8'6")

Glazed loft access and the loft has a 'Velux' window fitted, return staircase with spindle balustrade gallery landing. Original panel doors to:

BEDROOM ONE

4.6m x 4.0m (15' x 13')



Leaded windows recently restored and a full range of fitted wardrobes with louvre doors and cupboards over, two wall light points, accent lighting, picture rail. Double panel radiator.

BEDROOM TWO

3.6m x 2.9m (12' x 9'6")



Window overlooking the rear garden, single panel radiator.

BEDROOM THREE

2.8m x 2.6m (9' x 8'6")



Window overlooking the rear garden, single panel radiator, fitted wardrobe with a cupboard over.

BATHROOM

Obscure glazed window to the side elevation with a tiled sill, single panel radiator, White suite comprising a panelled bath with built in independent 'Aqualisa' powered shower over bath area with folding shower screen, extensive ceramic tiling, low level wc, pedestal wash hand basin.



General view from bedroom 2 over our and neighbouring gardens in the Spring.



OUTSIDE



The driveway can accommodate several vehicles - we once managed eight cars.



The recently planted shrubbery area has many lovely plants including hazel, kerria and camellia



The south-facing patio is a real suntrap and is very sheltered. In the summer you can enjoy about 12 hours of sunshine here.



The greenhouse has an electricity supply and wooden staging.

The raised beds have provided a good crop of vegetables for many years.

The kitchen garden has been dug and limed in rotation every year and has compost added every year. It is very productive.

There are gooseberry, blackcurrant and thornless blackberry bushes further down the garden. All have produced heavy crops for us.



The lawn has a small annual border to one side (by the garage) and a long, deep herbaceous border by the hedge.



This part of the garden is a nice place to sit and relax while listening to the cascading waterfall

OTHER INFORMATION

Bramhall Lane South is a tree-lined road in a popular residential location. Davenport and Bramhall centres cater for most day to day shopping needs whilst public transport links, including excellent local bus services and Davenport and Bramhall Railway Stations, provide access to the more comprehensive facilities of Stockport, Manchester and destinations beyond. The M60/ M56 motorway network can be accessed at Stockport.

Excellent schools for children of all ages can be found in the surrounding area.

The house is rated by Stockport MBC at Valuation Band E and the total liability for 2003/4 was £1405.95.

Lyme Park and the Peak District national park are both within easy driving distance and Bramhall Park, with its historic hall set in around 70 acres of woods and parkland, is a few minutes walk away.

Viewing by appointment only.

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