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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



One acre, Sledgate Lane, Rotherham, S66
1AN

Guide Price £1,000,000

One acre Sledgate Lane, Wickersley, Rotherham, S66 1AN

Description

Set within a generous and private 0.62-acre plot on one of Wickersley's most exclusive roads, this substantial five-bedroom detached residence represents an exceptional opportunity for those with vision. Whether you're looking to reimagine, extend, or completely rebuild, this property offers remarkable potential to create a truly outstanding home tailored to your lifestyle and aspirations.

From the outset, the home makes a commanding impression. Set well back from the road, the property enjoys a high degree of privacy, surrounded by mature trees and landscaped gardens that frame the residence beautifully. The large driveway provides ample parking, and the expansive frontage offers both kerb appeal and development flexibility.

Internally, the current home provides a solid and characterful layout with well-proportioned rooms, high ceilings, and a bright, airy feel throughout. Two generously sized reception rooms sit at either side of the hallway, offering elegant, adaptable living spaces. These areas lend themselves perfectly to redesign, whether you're imagining a grand open-plan living and dining space or a combination of formal entertaining zones and relaxed family areas.

The existing kitchen, utility room, and five bedrooms offer ample space to work with. Each room is generously sized, with the upper floor in particular benefitting from the home's slightly elevated position—providing far-reaching views across the surrounding area. While the home is entirely livable as-is, its real value lies in the ability to adapt and transform the space to meet contemporary needs.

What truly sets this property apart is the incredible potential offered by the plot itself. Spanning approximately 0.62 acres, the grounds offer a wealth of development opportunities. Already in place are professionally drawn architectural plans, which demonstrate the potential for an extensive redesign or even a full new-build project, subject to the necessary planning permissions. These designs outline the vision for a luxurious, modern home that takes full advantage of the generous footprint, the orientation of the plot, and the peaceful, prestigious setting.

Whether your vision includes a large open-plan kitchen-living space with panoramic garden views, multiple bedroom suites, a home cinema, gym, wellness studio, or integrated smart home technology, this is a blank canvas ready to accommodate it all.

Alternatively, for those seeking to start from scratch, the site presents a unique opportunity to create a bespoke, architecturally designed residence that could become one of the most impressive homes in the area. The setting, size of the plot, and location combine to offer a redevelopment prospect rarely available in such a well-established, sought-after village.

The garden and outdoor space further add to the home's potential. Currently laid to lawn with mature planting, there is ample room to create a stunning landscaped setting—complete with outdoor kitchen, dining terraces, garden rooms or even a pool, if desired. For families, it's a dream space—secure, expansive, and brimming with opportunities for play, exploration, and entertaining.

Located on Sledgate Lane, widely considered one of the most desirable addresses in Wickersley, the property is ideally situated for both privacy and convenience. Wickersley itself offers a rich blend of charm and amenities—with boutique shops, popular cafés, award-winning restaurants, and excellent local schools all nearby. It's a community known for its welcoming feel and village atmosphere, yet with all the essentials of modern living within easy reach.

Commuters are exceptionally well served, with easy access to the M1 and M18, allowing for straightforward travel to Sheffield, Doncaster, Leeds, and beyond. Whether you're based locally or need excellent transport links for work or leisure, the location balances peace and practicality perfectly.

This property is not just a home—it's a chance to bring your vision to life in one of South Yorkshire's most sought-after postcodes. Whether you're looking to renovate and extend, or embark on a full new-build journey, this is a rare and exciting opportunity to create something truly special.

- **Prestigious Location:** Situated on Sledgate Lane, one of Wickersley's most desirable roads.
- **Spacious Home:** Five well-proportioned bedrooms, two large reception rooms, and a well-equipped kitchen.
- **Expansive 0.62-Acre Plot:** Generous gardens offering privacy, outdoor space, and development potential.
- **Limitless Potential:** Ideal for refurbishment, extension, or full redevelopment (plans available).
- **Excellent Amenities:** Close to boutique shops, cafés, top-rated schools, and renowned restaurants.
- **Superb Connectivity:** Easy access to the M1 and M18 motorways, providing links to Sheffield, Doncaster, and beyond.

