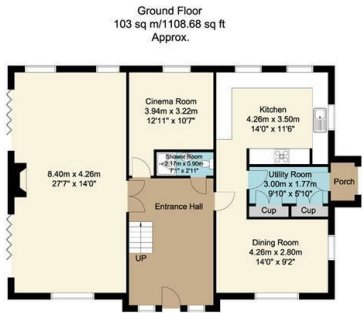
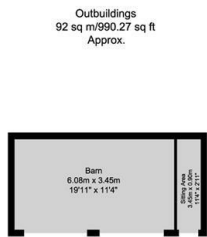
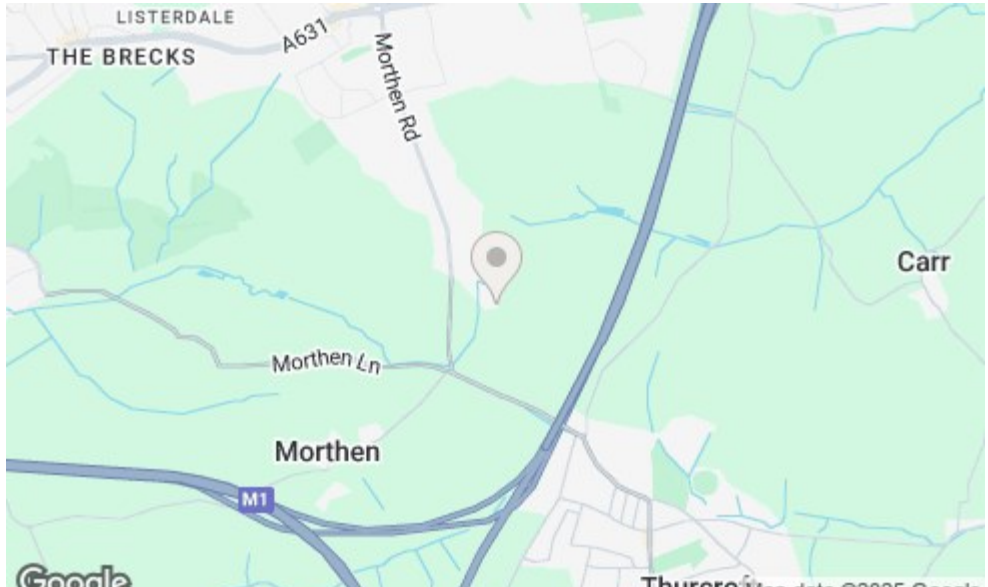


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025



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Greenacres, Moat Lane, Rotherham, S66 1DZ

Offers In The Region Of £995,000

Greenacres Moat Lane, Wickersley,
Rotherham, S66 1DZ

Description
Set in just over an acre of highly sought-after Wickersley countryside, Greenacres offers a rare opportunity to acquire a beautifully renovated and substantially extended family home that caters equally to modern luxury living and equestrian excellence. This exceptional four-bedroom detached residence is the ideal choice for those who dream of keeping horses at home without compromising on style, comfort, or convenience.

Located in a peaceful setting with spectacular open views, Greenacres combines refined interiors with a purpose-built equestrian infrastructure, offering a lifestyle that is as functional as it is aspirational. At the heart of Greenacres is its modern and expertly arranged equestrian complex, designed to support both recreational riders and those with more serious equine ambitions. The purpose-built stable block comprises three large, high-quality stables, each built under a traditional pitched roof with excellent ventilation, durable finishes, and plenty of natural light. Every aspect of the design reflects practical functionality, ensuring that the stabling experience is smooth and enjoyable for both horses and owners. In addition to the three stables, the block includes a fully equipped tack room, offering ample storage for saddles, rugs, and riding gear, as well as a secure space for feed and tools. Uniquely, the fourth section of the block has been purposefully converted into a dedicated wash room, offering a clean and convenient space for grooming, washing down horses, or even clipping during the winter months. The stables open onto a secure, hardstanding yard with excellent drainage, allowing for easy daily maintenance and movement between buildings. From the yard, access is direct to the 40x20 menage, a valuable addition for schooling and flatwork, built with all-weather surfaces for year-round usability. This arena provides a safe, enclosed space for both training and leisure riding. Greenacres also includes a single, well-maintained paddock, offering generous turnout space while remaining manageable, allowing for daily grazing and rotation. With the paddock directly accessible from the yard, daily care is efficient and seamless—particularly important during winter or early mornings. Situated close to a network of bridleways and quiet country lanes, the property also provides immediate access to excellent hacking routes—further elevating its appeal to horse lovers seeking both riding opportunities and privacy.

Beyond the impressive equestrian features, Greenacres stands out as a substantial and stylish family home, finished to a high standard throughout and designed for relaxed country living. On arrival, the home makes a striking impression with a gated gravel driveway lined by mature trees and high-quality fencing—setting the tone for the craftsmanship and attention to detail found inside. Step through the front door and you're greeted by a stunning double-height entrance hall, complete with exposed oak beams, glass balustrades, and full-height windows that flood the space with natural light and frame the beautiful outdoor views.

The ground floor offers a spacious and flexible layout, tailored for both family life and entertaining. The centrepiece is a 27ft main living room—an expansive space with dual sliding doors opening onto the garden terrace, blending indoor and outdoor living beautifully. High-end finishes, natural tones, and feature lighting create an inviting and restful atmosphere throughout. A dedicated cinema room with feature panelled walls and plush seating offers an ideal spot for family movie nights, while a third reception room—currently used as a formal dining area—could easily serve as a playroom, snug, or home office, depending on your needs. The kitchen is as functional as it is beautiful, with shaker-style units, quartz worktops, and premium appliances, complemented by a breakfast area for relaxed everyday meals. A generous utility room, downstairs WC, and rear porch ensure the ground floor is as practical as it is elegant. Upstairs, the galleried landing leads to four well-appointed double bedrooms, all offering calming views across the gardens and open countryside. The principal suite is particularly impressive, with its own luxurious ensuite, dressing area, and access to a private first-floor balcony—an idyllic spot for morning coffee or evening sunsets overlooking the paddock and menage. A further family bathroom and second ensuite provide flexibility and comfort for guests or growing families. The rear garden is a true highlight—professionally landscaped with lawns and a large patio terrace, ideal for al fresco dining, entertaining, or simply enjoying the peaceful surroundings. Bordered by open fields, the setting offers a wonderful sense of space and privacy, perfect for family life.

A newly constructed detached double car port provides secure parking and additional storage or workshop space, with scope for future conversion. Despite its rural feel, Greenacres is ideally located in the ever-popular village of Wickersley. You'll find boutique shops, well-regarded schools, pubs, cafes, and convenient access to the M1 and M18 motorways all within easy reach. It's the ideal balance of countryside seclusion and urban connectivity.

- Three high-quality stables, dedicated wash room, and fully equipped tack room
- 40x20 menage with good footing, perfect for training and year-round use
- Single, well-maintained paddock with easy access from the yard
- Four-bedroom detached home with three versatile reception rooms
- Professionally landscaped gardens and a large terrace with countryside views
- Prime Wickersley location with excellent local amenities and road access

