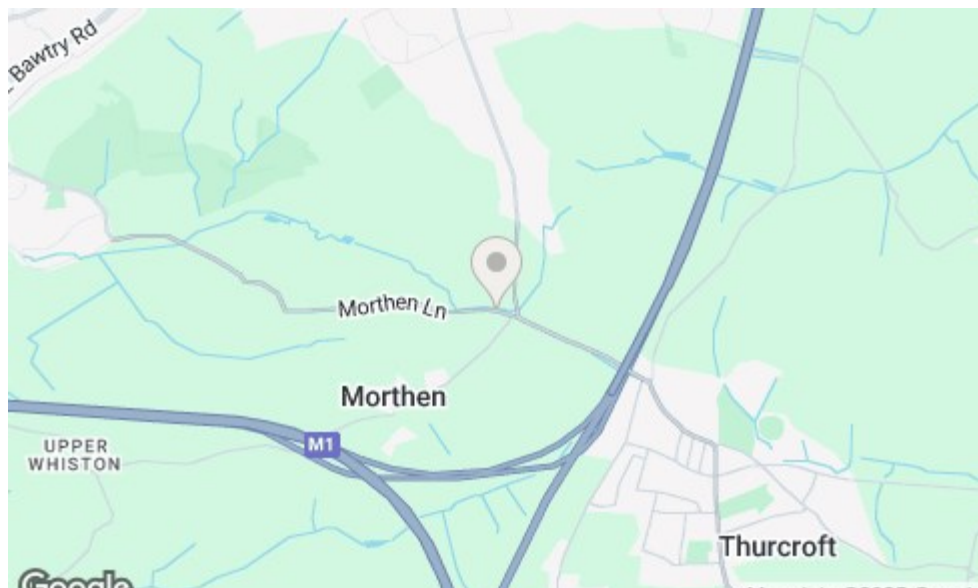


97 sq m/1044.09 sq ft
Approx.

Outbuildings
19 sq m/204.51 sq ft
Approx.



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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**EADON
LOCKWOOD
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ESTD 1840

Spring Vale Cottage, Morthen Lane,
Rotherham, S66 9JQ

Guide Price £425,000

Spring Vale Cottage Morthen Lane,
Wickersley, Rotherham, S66 9JQ

Description
Tucked away in a quiet and leafy corner of the historic village of Morthen, Spring Vale Cottage is a unique find — a detached stone-built home that offers the perfect balance of countryside tranquillity, modern comforts, and everyday convenience. From the moment you pass through the private gated entrance, you're greeted by a sense of calm and seclusion that's increasingly hard to find. Set within beautifully landscaped gardens and framed by mature trees, the cottage enjoys a peaceful setting that feels far removed from the hustle and bustle, yet lies just minutes from the heart of Wickersley and excellent transport links beyond.

Inside, the property has been tastefully and thoughtfully updated, offering over 1,000 square feet of versatile living space that flows beautifully throughout. The welcoming hallway leads into a bright and spacious lounge with French doors opening onto the garden. At the heart of the home lies a stunning open-plan kitchen-diner with quartz worktops, soft grey shaker-style cabinetry, integrated appliances including a built-in oven and electric hob, and an elegant tiled splashback. Industrial-style pendant lighting above the breakfast bar adds a stylish touch, while large dual-aspect windows and French doors flood the space with natural light. This is a room that not only looks exceptional but functions effortlessly for family living and entertaining.

Two generous double bedrooms offer comfort and quiet, both decorated in warm, neutral tones with soft carpeting underfoot. The principal bedroom enjoys views across the private garden and is styled with panelled feature walls and ambient lighting. The bathroom continues the home's high standard, finished with contemporary green metro tiles, a modern P-shaped bath with shower over, sleek chrome fittings, and a wall-hung vanity unit. A separate utility room provides further space for laundry and storage, maintaining the property's clean, uncluttered feel.

One of the standout features of Spring Vale Cottage is its incredible privacy. Enclosed by dry-stone walls and mature planting, the gardens offer several secluded spots to sit, relax or dine outdoors — whether on the circular stone patio, in the sunny lawned area, or beneath the established willow tree. For those who work from home or enjoy hobbies, the detached garden office provides a peaceful workspace, while a garage and large carport deliver secure parking and excellent storage.

The setting is just as impressive as the home itself. Located in the conservation hamlet of Morthen — a place steeped in local history and surrounded by greenbelt countryside — the property is moments from scenic walks through fields, woods and towards landmarks like Roche Abbey. It's ideal for nature lovers, dog owners, or anyone who enjoys life outdoors. Despite its rural feel, the location offers superb access to local amenities in Wickersley and Thurgroft, along with highly regarded schools and direct road connections to the M18, M1 and A57, making it an ideal base for commuters heading into Sheffield, Rotherham, or Doncaster.

Offering charm, space and huge potential — including scope for extension or further development (subject to permissions) — Spring Vale Cottage is a rare opportunity to secure a home that feels private, grounded and full of heart. Whether you're searching for a peaceful retreat, a place to grow into, or a countryside escape with town connections, this unique home truly stands out. In addition, the property offers excellent scope for a loft conversion. Plans have already been drawn up, which, if carried out, would significantly increase the internal square footage and further enhance the home's value and flexibility.

- Detached stone-built home in a quiet, leafy conservation village with gated entrance
- Stunning open-plan kitchen-diner with quartz worktops, shaker cabinets, and integrated appliances
- Over 1,000 sq ft of living space, with two spacious double bedrooms and a high-spec bathroom
- Beautifully landscaped gardens with patio, lawn, mature trees, and a detached garden office
- Excellent transport links to Sheffield, Rotherham, Doncaster and major road networks
- Loft conversion potential with existing plans that would significantly increase square footage
- NO ONWARD CHAIN

