

Ground Floor
153 sq m/1646.87 sq ft
Approx.

First Floor
153 sq m/1646.87 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/ metersage if quoted on this plan. CP Property Services @2025

- Bakewell**
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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The Lodge Morthen Road, Wickersley, Rotherham, S66 1EU

Description
Guide Price £675,000 - £700,000

The Lodge on Morthen Road is a rare and remarkable home offering an exceptional combination of space, quality, and adaptability in one of Wickersley's most sought-after locations. Beautifully presented throughout and extending to over 3,290 square feet, this substantial property is ideal for families in all forms—whether you're navigating multigenerational living, supporting older or younger dependants, or seeking room to grow. With five double bedrooms on the first floor and a sixth in the form of a fully self-contained ground-floor annex, The Lodge represents a thoughtful and future-proof design perfectly aligned with modern family life.

From the moment you arrive, the home makes an impression with its handsome stone façade, extensive patio garden, and generous footprint. However, it's the layout and the quality of finish that truly set this property apart. A particular highlight is the annex, which has been carefully designed to function as an independent living space while remaining integrated into the home's overall layout. Accessed via a private hallway, the annex includes a spacious lounge, kitchenette, a smartly appointed shower room, and a double bedroom or study. The finish is consistent with the rest of the home—bright, welcoming, and completed to a high standard—making it ideal for an elderly relative, an independent young adult, a live-in nanny or carer, or even as a guest suite. With its own access point and a sense of privacy from the main accommodation, the annex allows for independence without isolation, which is increasingly valuable in today's changing family dynamics.

The main living space is centred around an impressive open-plan kitchen, dining, and snug area that truly acts as the hub of the home. Designed for sociable, everyday living, the kitchen is fitted with stylish cabinetry, quality worktops, a large central island, and a range-style cooker framed by a bespoke mantle. There is ample space for a large dining table and a relaxed seating area, creating a multi-functional environment where families can cook, eat, work, and unwind together. Light pours in through wide windows, and the warm palette and timber flooring add a calm and elegant feel. Adjacent to the kitchen is a walk-in pantry, and a large utility room provides additional practical storage and laundry space, keeping the kitchen clutter-free and functional.

For quieter moments or more formal gatherings, the main lounge offers a cosy and characterful retreat. Featuring an exposed timber beam, a beautiful stone fireplace with inset stove, and stylish furnishings, it's a warm and inviting room ideal for relaxing in comfort. Like the rest of the home, the lounge reflects a commitment to quality, blending traditional charm with contemporary style in a way that feels timeless and cohesive.

Upstairs, the home continues to impress with five spacious double bedrooms, each finished to an excellent standard. The principal bedroom suite occupies its own area of the first floor and includes a walk-in wardrobe, a stylish en-suite shower room, and a bespoke-fitted dressing area with open wardrobes and storage. It's a true sanctuary within the home, offering comfort, privacy, and a touch of luxury. The remaining four bedrooms are all generously sized and well-lit, perfect for children, guests, or flexible use as a home office or hobby room. Two additional modern shower rooms serve the remaining bedrooms, ensuring the morning routine flows smoothly even in a busy household.

The layout upstairs also demonstrates the home's adaptability. One of the bedrooms is currently used as a second sitting room, illustrating how the space can easily be reconfigured to meet the evolving needs of its occupants. Whether you require more bedrooms, a quiet study, or an additional lounge or media room, the flexibility of the layout offers many possibilities.

Outside, the property offers a large, well-maintained stone courtyard garden that feels private and serene. With raised beds, several seating areas, and enough space for outdoor dining and entertaining, it's a low-maintenance garden that still delivers a lifestyle of outdoor enjoyment. The exterior is complemented by a double garage, which provides secure parking or additional storage but also holds potential for conversion, subject to relevant permissions, for those seeking a home gym, office, or studio.

The location of The Lodge is another key strength. Situated within easy walking distance of the vibrant centre of Wickersley, the property offers immediate access to a range of independent shops, popular bars, cafes, restaurants, and highly regarded schools. This is a place where families thrive and where community and convenience combine. Transport links are excellent, with the M1 and M18 motorways just minutes away, offering fast connections to Rotherham, Sheffield, Doncaster, and beyond.

The Lodge is a home built for real life—beautifully presented, incredibly spacious, and genuinely adaptable to suit a wide variety of needs. Whether you're accommodating elderly parents, supporting older children, combining households, or simply looking for a stylish home that evolves as you do, this property provides the space and layout to support your lifestyle both now and in the years to come. Homes of this scale and flexibility, finished to such a high standard and so well located, are rarely available. Viewing is essential to truly appreciate everything this unique home has to offer.

- Over 3,290 sq. ft. of adaptable accommodation, ideal for blended or multi-generational families
- Self-contained annex with lounge, kitchen, shower room, and double bedroom
- Elegant open-plan kitchen with island, walk-in pantry, and large utility room
- Five spacious double bedrooms on the first floor, plus three modern shower rooms
- Private, low-maintenance stone courtyard garden with entertaining space
- Double integral garage with scope for conversion, all set just minutes from central Wickersley

