



PRESTIGIOUS HOMES

merryweathers
Est. 1832

Morthen Road, Wickersley, Rotherham, S66 1EU

Guide Price £460,000

*****AN OPPORTUNITY TO OWN A PIECE OF LOCAL HISTORY AND OFFERED TO THE MARKET FOR THE FIRST TIME IN OVER 60 YEARS GUIDE PRICE OF £460,000 TO £475,000*****

Wickersley Hall is an imposing Georgian Grade 2 Listed semi-detached residence dating back to the early 19th century. The Hall, which is offered for sale for the first time in over 60 years, is constructed of dressed sandstone and retains much of the original character and features and presents a blank canvas to create a truly unique home.

The property occupies a substantial wide plot, set back from Morthen Road, in mature wooded gardens screened by established trees and incorporating a double Garage and storeplaces

SUMMARY

Wickersley Hall is located only a stone's throw from the heart of the village and a moment's walk from St. Albans Primary School, Morthen Road Surgery and Library. Wickersley School and Sports College is also within a 5 minutes walk. The Tanyard complex offers a varied compliment of shopping facilities and amenities and there are numerous Restaurants, Wine Bars and Pubs within easy walking

distance.

The house offers tremendous potential to create a truly individual family home.

ENTRANCE LOBBY

The entrance door is flanked by Doric columns

RECEPTION HALL

With rear facing shuttered sash window. The original elegant curved staircase with polished sweeping balustrade rises to the first floor

CLOAKROOM

With W.C. and wash hand basin, opaque glazed window and under stairs cupboard

LIVING/DINING ROOM

A bright and spacious room overlooking the front gardens and having 3 shuttered sash windows. Period fireplace surround on a marble hearth, delft display racks

INNER LOBBY

With cupboard housing the newly installed gas warm air boiler

KITCHEN

With a range of fitted units and built-in gas hob and electric oven. 'Aga' range. Three windows and glazed rear entrance door.

PANTRY/UTILITY ROOM

With stone slab and shelving

LANDING

With feature ceiling moulding and rear facing sash window

BEDROOM ONE

A spacious room with built-in wardrobes running the length of one wall and two front facing sash picture windows

BEDROOM TWO

With front facing sash picture window

INNER LANDING

With side facing window

CLOAKROOM

With W.C. , wash hand basin and opaque glazed window

BATHROOM

Comprising a cast iron bath and pedestal wash hand basin. Built-in linen cupboard

BEDROOM THREE

With fitted wardrobes and vanity wash hand basin. Twin aspect windows and cupboard housing the water cylinder.

OUTSIDE

The property occupies a substantial plot, set back from Morthen Road with twin wrought iron gates opening onto the gravelled driveway, flanked on one side by a wooded shrubbery, with turning area and leading to the detached double Garage with

attached garden stores. The wide lawned front garden is screened by mature Beech, Sycamore and Horse Chestnut trees. The garden continues past the side of the house to the rear and the sheltered stone flagged patio.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band F



Floor Plan



Ground Floor



First Floor

Wickersley Hall 5 Morthern Road S66 1EU NOT TO SCALE For layout guidance only

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Area Map



Energy Efficiency Graph

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