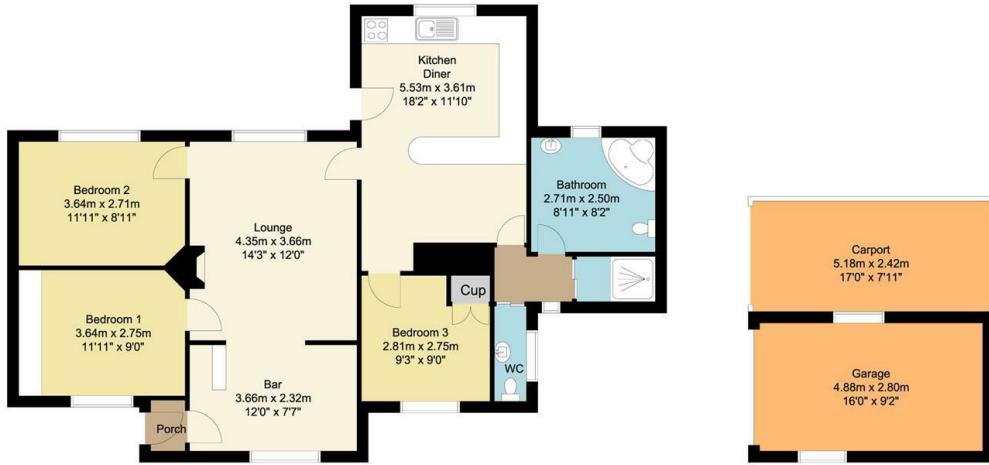


Ground Floor
88 sq m/947.22 sq ft
Approx.

Outbuilding
14 sq m/150.69 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/metreage if quoted on this plan. © Property Services @2025.



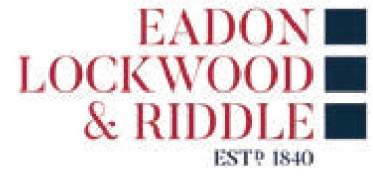
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109, Northfield Lane, Rotherham, S66 2HW

Offers In The Region Of £315,000

109 Northfield Lane, Wickersley, Rotherham, S66 2HW

Description
Set back from the road on a generous, mature plot, this detached bungalow in the heart of Wickersley offers something rarely found on the open market — a true opportunity to create a dream home from the ground up. Whether you're looking for a renovation project, a peaceful forever home to tailor to your tastes, or a unique plot with scope for redevelopment (subject to planning), this property has the potential to become something truly special.

This is bursting with character and history, featuring original details, a large and private garden, substantial outbuildings, and even a traditional stone-built well with a working underground water supply — an extremely rare and enchanting feature that sets this property apart.

While the interior is in need of updating, the layout is both practical and spacious, offering three bedrooms, two reception areas, a large kitchen diner, and a separate bathroom and WC. The living room forms the heart of the home, with a striking feature fireplace in exposed stonework that immediately draws the eye. This is a room full of warmth and promise, where family life or relaxed evenings could easily take shape. Just off the lounge is a charming bar area, which, while nostalgic in style, offers flexible space for a reading nook, games area, or extension of the main lounge depending on your vision.

The kitchen diner is another generously sized space, ideal for redesign and modernisation. It enjoys views out onto the rear garden and direct access outside — making it the perfect space for a future open-plan kitchen with dining and social space, especially for those who enjoy entertaining or creating a seamless indoor-outdoor connection.

Three well-proportioned bedrooms offer plenty of flexibility. Two are comfortable doubles, and the third — while more compact — would work perfectly as a nursery, office, or guest room. The bathroom and separate WC are located centrally, offering convenience for everyday family living and an easy base for updating into a more contemporary suite.

However, what truly makes this home stand out is the outdoor space. The rear garden is a private oasis: mature, peaceful, and full of character. It features a wonderful selection of established trees, including numerous mature fruit trees, with ample lawn and planting space. It's a setting that invites relaxation and creativity — whether you're imagining a landscaped garden retreat, outdoor entertaining areas, or a vibrant space for children to play.

The garden also houses one of the home's most unique features — a charming old well, complete with a pitched wooden roof and a functioning underground water supply. This rare and historic feature speaks to the property's heritage and offers something truly unique that few homes can boast.

Beyond the garden, the property also includes a detached outbuilding comprising a garage and a covered carport. Together, these offer secure parking, excellent storage, or potential conversion into a workshop, hobby space, or even a garden office or studio, subject to the appropriate permissions. This additional space adds enormous flexibility for homeowners with creative or practical ambitions.

The home is offered for sale with no onward chain, making it an ideal prospect for buyers looking to move quickly or start renovations without delay. While work is undoubtedly required, there is an incredible sense of opportunity here. The setting, size, and layout provide the ideal ingredients to create a bespoke home of quality and character — whether through sensitive restoration or more substantial redevelopment.

Located in a highly desirable area of Wickersley, the property is just minutes from the thriving village centre, where a range of shops, cafés, restaurants, and reputable schools can be found. There are also excellent transport connections, with easy access to the M18 and surrounding areas such as Rotherham, Doncaster, and Sheffield. It's a location that combines community charm with everyday convenience.

- Generous and private plot with mature gardens and rare historic well with functioning water supply
- Detached bungalow with three bedrooms, spacious kitchen diner, and two reception areas
- Character features throughout, including exposed stone fireplace and original details
- Detached garage and carport with scope for conversion to studio or office (STP)
- Prime Wickersley location near shops, schools, and transport links (M18, Rotherham, Doncaster)
- Offered with no onward chain, ideal for renovation, personalisation, or redevelopment Ask ChatGPT

