



**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: [wickersley@elr.co.uk](mailto:wickersley@elr.co.uk)

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



## Offers In The Region Of £695,000



Baytree House Church Street, Wales,  
Sheffield, S26 5LQ

**Description**  
Baytree House stands in a picturesque and elevated plot, approached via a sweeping gravel driveway that leads to a double garage and ample off-road parking. Mature trees surround the home, providing a natural canopy and seclusion, while well-established gardens wrap around the property, offering seasonal colour and delightful vistas from every angle. This unique setting, framed by the charm of the adjacent church, the historical resonance creates a peaceful retreat that feels both timeless and grounding.  
The property extends across three floors and encompasses approximately 254 square metres (2,735 square feet) of beautifully proportioned living space. Every room has been thoughtfully considered to adapt seamlessly to modern life while also offering the flexibility for home working, entertaining, or multigenerational living.  
On the ground floor, a welcoming entrance hall leads to a spacious lounge and dining area which is unified by rich American walnut flooring, adding warmth and character throughout., recessed lighting, and a stunning double-height ceiling that provides an incredible sense of space and airiness. The adjacent garden room, bathed in natural light through full-height bi-fold doors, open onto the manicured garden—perfect for relaxing or entertaining while enjoying the lush outdoor surroundings.  
The heart of the home is undoubtedly the contemporary breakfast kitchen, complete with a central island, integrated appliances, sleek gloss units, and pristine white worktops. The adjoining utility room and downstairs WC provide functional space, while a separate study makes remote working or private reading a delight.  
Upstairs on the first floor, you will find three beautifully finished bedrooms, including a luxurious principal suite with a private ensuite. The two additional bedrooms are served by a stylish family bathroom with high-end fixtures and fittings, including a freestanding bath and modern sanitary ware. A charming galleried landing provides a peaceful reading nook or display area, illuminated by natural light.  
The second floor offers two further generous bedrooms, ideal for guests, teenagers, or use as additional office/studio space.  
Every element of Baytree House has been curated with care. From the quality of the doors and joinery to the elegant use of glass balustrades and minimalist décor, this is a home that exudes calm, class, and cohesion. The bathrooms are modern and spa-like, tiled in tasteful neutrals with designer fixtures, and the kitchen is a triumph of contemporary design and functionality.  
The rear garden is a green sanctuary, landscaped to accommodate both leisure and play. A paved patio leads to gently sloping lawns, bordered by mature trees, shrubs, and stone walls. Despite the central location, this outdoor space feels delightfully secluded, offering a haven for both adults and children alike. Baytree House enjoys a location steeped in local history. The village of Wales, located just outside Sheffield, dates back to the Domesday Book and has long been a desirable place to live thanks to its village charm and strong community spirit. The nearby church—St. John the Baptist—is a Grade II listed building with Norman origins, lending historic gravitas and character to the surroundings.  
Modern amenities are close at hand, with local shops, schools, cafes, and restaurants all within easy reach. Wales Primary School and Aston Academy offer excellent educational options, while Rother Valley Country Park and the Trans Pennine Trail provide abundant outdoor leisure opportunities. The location also benefits from superb transport links, with easy access to the M1 motorway, Sheffield city centre, and the nearby towns of Rotherham and Worksop.  
Properties like Baytree House seldom come to market. This is more than just a home—it's a lifestyle, an investment in well-being, and a rare opportunity to own a contemporary property in a location of undeniable historic and aesthetic value. Every detail has been considered, every space nurtured, and every element designed to bring harmony and comfort to daily life.  
Whether you are searching for a forever home, a multigenerational sanctuary, or a private retreat in one of South Yorkshire's most characterful villages, Baytree House is sure to exceed expectations.  
Viewing is highly recommended to truly appreciate the quality, space, and setting of this outstanding residence.

- Architect-designed self-build offering over 2,700 sq. ft. of meticulously planned and versatile living space
- Exceptional setting nestled next to a historic Grade II listed church, offering peace and privacy
- Stunning interior design featuring a double-height lounge, galleried landing, garden room, and high-spec contemporary kitchen
- Five spacious bedrooms across three floors, including a luxurious principal suite with ensuite and additional guest accommodation
- Beautifully landscaped gardens with mature trees, secluded patio areas, and a sweeping driveway with a double garage
- Prime village location with excellent local amenities, schools, countryside walks, and direct access to Sheffield, the M1, and Rother Valley Country Park

