GROUND FLOOR
1204 sq.ft. (111.8 sq.m.) approx.

1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.

TOTAL FLOOR AREA : 2097 sq.ft. (194.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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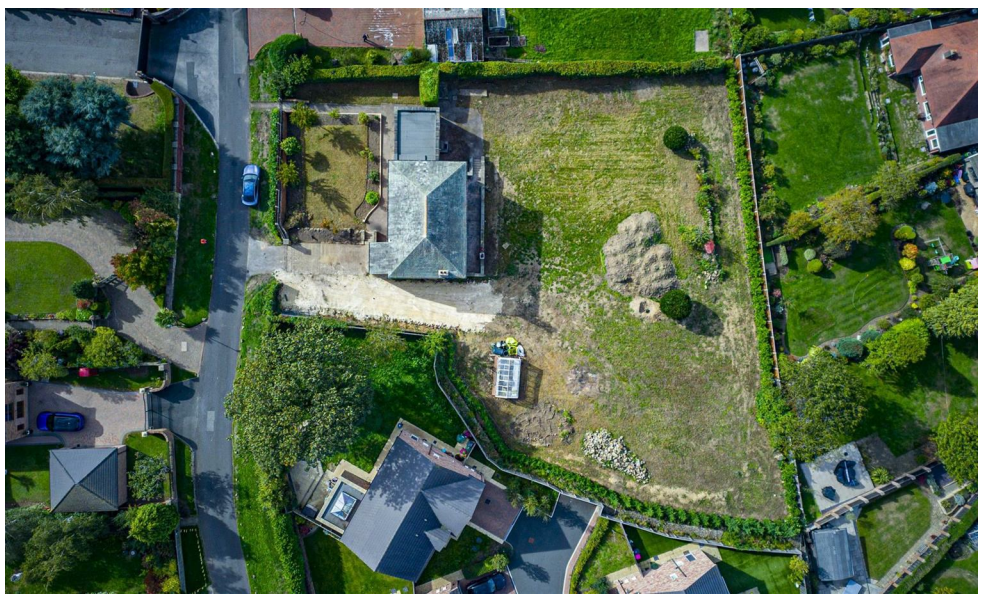

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EADON LOCKWOOD & RIDDLE
ESTD 1840

Thornbridge, Sledgate Lane, Rotherham, S66 1AN

Offers In The Region Of £1,195,000

Thornbridge Sledgate Lane, Wickersley, Rotherham, S66 1AN

There are very few opportunities in Wickersley that offer the combination of position, land, views and development potential presented by this fabulous property on Sledgate Lane.

Standing proudly towards the top of one of Wickersley's most sought-after and established addresses, the property occupies a substantial plot of almost 0.7 acres, enjoying an elevated position with far-reaching views across the surrounding landscape.

With planning permission already in place for a comprehensive scheme of extension and remodelling, this represents an exceptional opportunity to create a substantial, individually designed six-bedroom residence, perfectly tailored to modern family living.

The proposed transformation would provide an impressive entrance hall, front-facing drawing room and spectacular open-plan kitchen, dining and family room, designed to form the heart of the home. Bi-fold doors would open onto the rear garden, creating a seamless connection between the house and its extensive grounds. Further ground-floor accommodation includes a separate dining room, study, utility room, boot room and WC.

The first floor would provide an impressive principal suite comprising a large bedroom, dressing room and en-suite bathroom, together with four further bedrooms. Two would benefit from en-suite facilities, with the remaining bedrooms served by a family bathroom. A further staircase leads to the second floor, where planning provides for a sixth bedroom with en-suite, ideal for a teenager, guest or family member.

Adding another dimension to the scheme is the separate leisure and ancillary accommodation. Planning provides for a private leisure suite incorporating a substantial home gym, steam room, sauna and shower room, together with an attached garage. Above this is a separate guest suite, offering excellent flexibility for visiting family, guests or independent living.

For those requiring exceptional parking and storage, the scheme also incorporates a triple garage alongside a generous private driveway. The substantial additional building could also potentially be reconfigured to provide further annex or living accommodation, subject to the necessary permissions.

Perhaps one of the most compelling aspects of this opportunity is the almost 0.7-acre plot. The grounds provide an exceptional canvas for creating a private and beautifully landscaped garden, with mature trees, established planting, extensive lawns and an elevated position making the most of the far-reaching outlook.

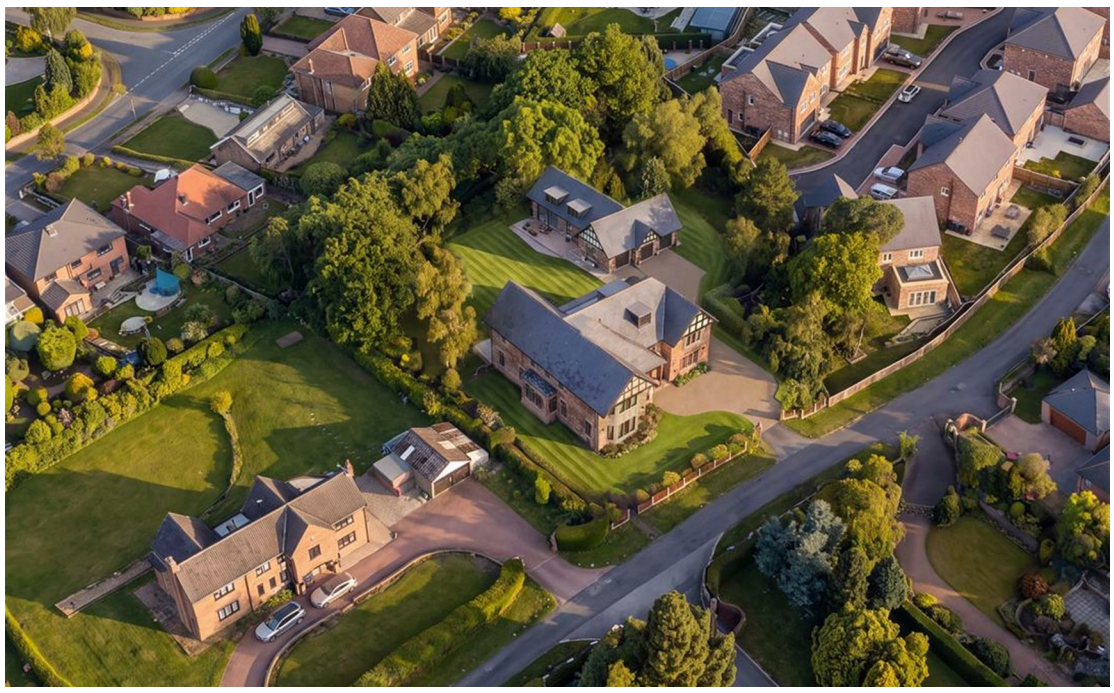
Whether entertaining on the terrace, enjoying the gardens with the family or simply taking in the views, the completed property has the potential to offer an enviable lifestyle rarely found so close to Wickersley's amenities.

This is far more than simply the purchase of a house. It is an opportunity to create a landmark family home in one of Wickersley's most desirable locations, with planning permission already in place for an ambitious and thoughtfully considered transformation.

The combination of extensive accommodation, generous grounds, leisure facilities, guest accommodation, triple garaging and far-reaching views makes this a rare and exciting proposition for those looking to create a home entirely around their own vision.

Planning documents, proposed accommodation and further details are available upon request.

Please call today for further information and to arrange a private viewing of this exceptional opportunity.

Planning Application Reference: RB2026/0874

- Almost 0.75 acres in an exceptional elevated position on Sledgate Lane
- Fantastic far-reaching views across the surrounding countryside
- Planning permission already granted for an impressive transformation - Planning Ref: RB2026/0874
- Potential for a superb six-bedroom family residence with a triple garage
- Separate annex with guest suite, gym, steam room, sauna and shower room
- Located in one of Wickersley's most sought-after and established addresses
- Freehold / Council Tax Band F
- Please call today for more information