



20-21 Clifton Bank, Wellgate, Rotherham, S60 2NA



**ELR**  
est. 1840  
**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS

**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: peackdistric@elr.co.uk

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

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



20-21 Clifton Bank,  
Rotherham, S60 2NA

Offered with accommodation in excess of 5200 sq ft & situated in a remarkably quiet spot at the head of this No Through Road, is this quite magnificent 7 bedroom detached period property which can only be truly appreciated from an internal inspection.

This incredibly versatile accommodation which was previously 2 homes & then a Ballet School, sits in grounds of a generous proportion with its own mini orchard & rose garden. This part of the land is large enough for a separate dwelling (STPP). There are 8 different reception rooms, 2 of these to the 1st floor, giving more bedroom options if required. Two separate staircases could allow one part of the house to be used for a dependant relative or separate teenager accommodation! For entertaining, the large sitting room will easily accommodate over 50 guests & this without using the separate dining room!

There is ample driveway space to the front.

All in all a most charming, individual home with character; a one off

- A beautiful 7+ bedroom detached early Victorian period property with many original features
- Quiet, secluded, yet central location. Gated entrance.
- Large, mature, private gardens surround the home
- Large stone & slate shed, summerhouse & 2 greenhouses
- Generously proportioned rooms
- En suite to principal bedroom, with 2 further bath/shower rooms
- Ground floor steam room, games room & office
- Offers many options for future use
- Gas central heating throughout
- Just a few minutes walk from the town centre

