



Rothley House

Rothley



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Rothley House

Rothley, NE61 4JX

A superb, stone traditional Farmhouse with a beautiful mature plot of circa 0.5 acres, fabulous landscaped gardens, gated driveway parking and a detached garage - located just off the B6342 to Rothbury, in the small rural hamlet of Rothley approx 1.5 miles north of Scots Gap.

Dating from 1679, it is believed that the present house was constructed in the 18th and 19th centuries, and it has been a special family home for over 24 years.

Rothley House is a beautifully presented, two bedroom (formerly three bedroom), traditional stone farmhouse set in this quiet rural hamlet, with views towards Rothley Castle & Craggs - the well-proportioned accommodation is set over two floors, with scope to create further bedroom accommodation in the spacious loft (subject to normal planning & conservation consents).

The house has retained many character features including; lovely, exposed stone to the walls, original beam over the door, stone fireplaces with wood burning stoves, AGA to the kitchen/breakfast room, and oak internal doors and balustrade to the staircase.

The vendors have undertaken a series of works and improvements in the last 5 years that include; new triple glazed windows to both bathrooms, bedroom two and a new kitchen door (2024), new electric thermostat controlled radiators to the ground floor (2022), new carpet to the sitting room (2024), new smoke alarms fitted, new timber gates to the driveway from the road (2020), and Superfast Broadband added (2023).

Price Guide:

Guide Price £550,000

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Ground floor - Entrance hallway with a new composite door, with an attractive exposed curved stone wall with a beam, large under stairs storage cupboard, and staircase to the first floor with a bespoke hand rail | Excellent Sitting room with dual aspect windows to the front and side elevation giving lovely rural views over the Upper Wansbeck Valley, and a cast iron multi-fuel stove set into a stone inset fireplace | Dining room, a versatile second reception room, with a stone inglenook fireplace with cast iron wood burning stove, an original window shutter and windows to the front and side overlooking the gardens | An impressive family kitchen/breakfast room, fitted 10 years ago, with an extensive range of cream cabinets with black granite worktops, with an electric two door oven AGA, stand-alone electric AGA module with separate hob and double oven, exposed stone to the walls, and windows with views of the Upper Wansbeck Valley | The utility/boot room has a cupboard housing the water tank, a stainless steel sink, plumbing for washing machine, space for fridge/freezer and a pulley airer to the ceiling | Useful ground floor shower room with electric shower, WC, wash hand basin and chrome ladder radiators.

First floor - Generous first floor landing with a window to the front elevation, built in storage cupboard and door giving access to a concealed staircase to the second floor loft space | Principal bedroom one has a window to the front with lovely elevated views, a built in storage cupboard and a range of built in wardrobes and a dressing table | Well-appointed ensuite bathroom with a white heritage suite comprising; double ended bath, wash hand basin set into a vanity unit, WC, ladder radiator and wood panelling to the wall | Bedroom two is a large double bedroom, formerly two bedrooms, with windows to both the front and side, overlooking the gardens, and two built in double door wardrobes. Second floor - A concealed staircase leads from the first-floor landing to the second floor | A fabulous loft space with exposed beams, two small windows to the gable end, cold water tanks and built in storage | The loft offers great potential (subject to normal planning and conservation consents), to create another bedroom or workshop/studio with power and lighting.



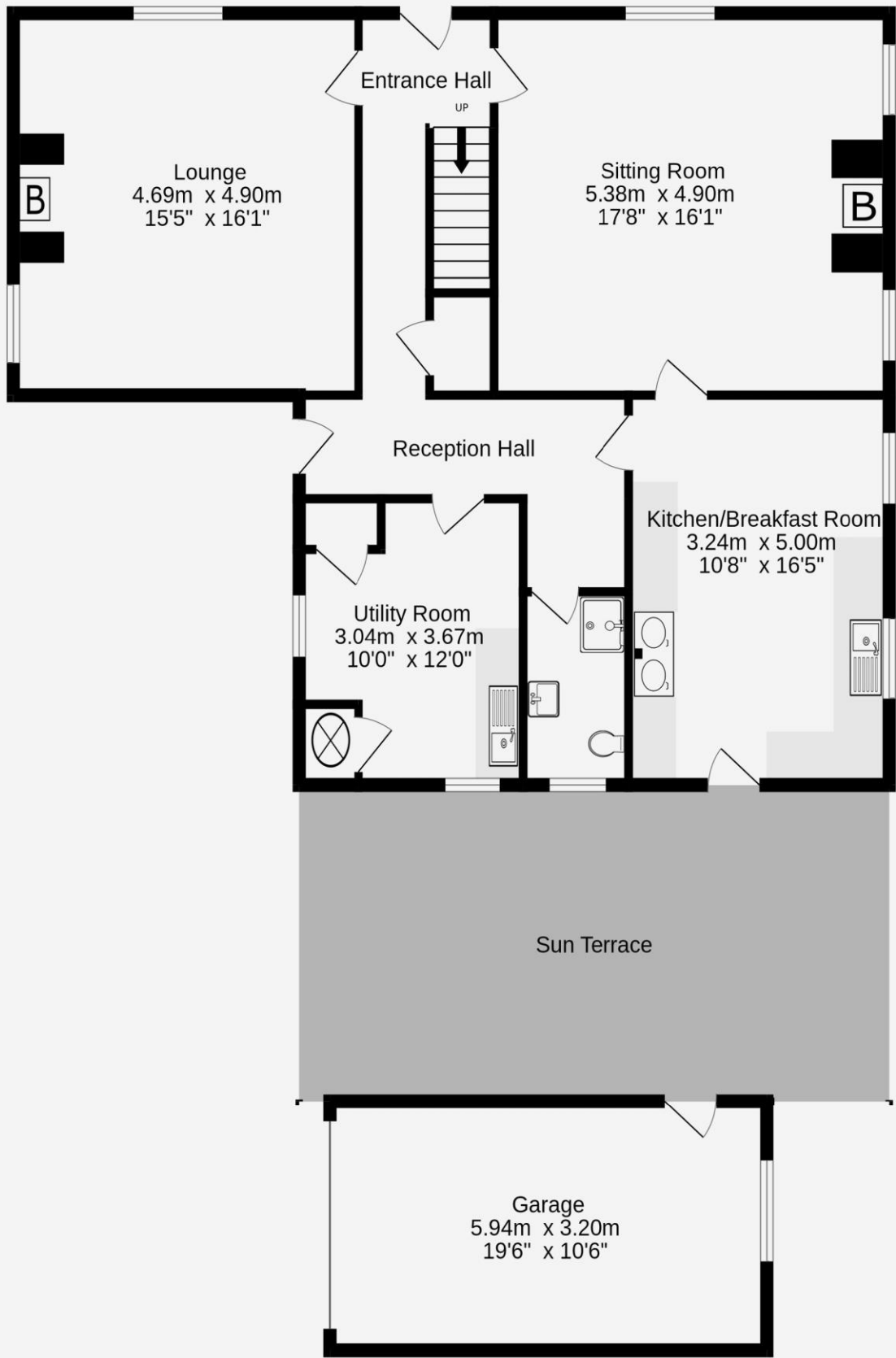
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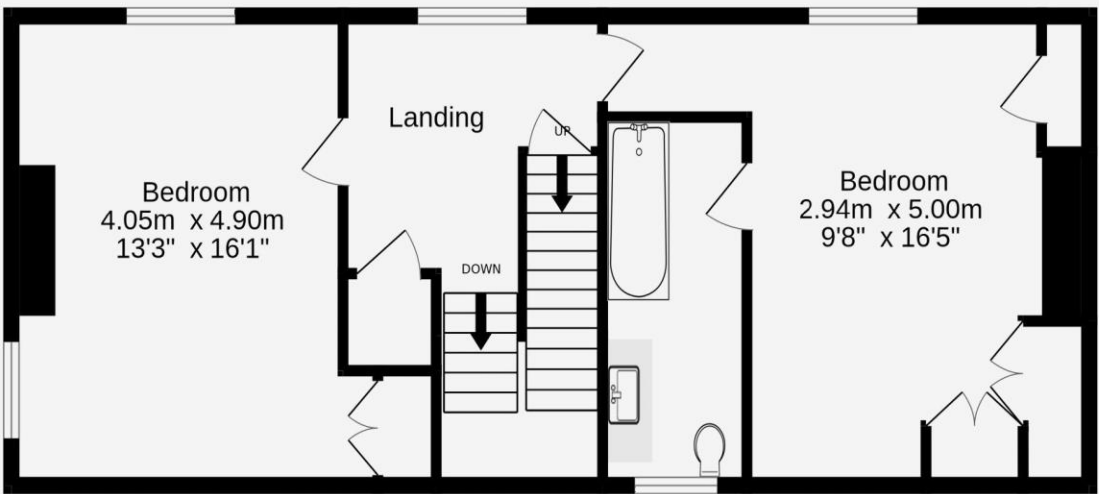




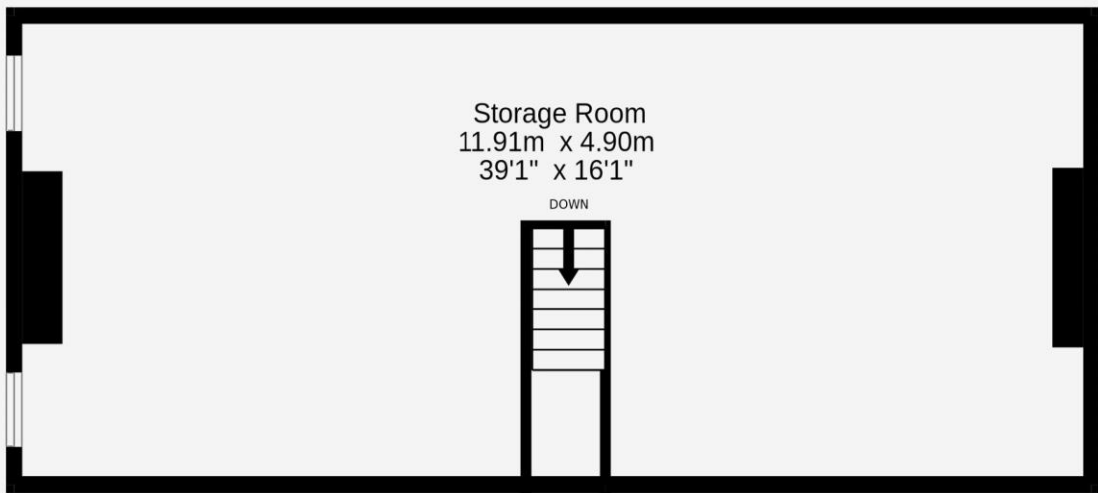
Ground Floor
116.3 sq.m. (1252 sq.ft.) approx.



1st Floor
56.9 sq.m. (613 sq.ft.) approx.



2nd Floor
56.9 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA : 230.2 sq.m. (2477 sq.ft.) 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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Externally - Rothley House has stunning landscaped gardens surrounding the central pond, with extensive lawns, well stocked planted beds and borders, raised vegetable beds, a Potting shed, Timber shed and two composting areas | The driveway, shared with the neighbouring property Braeside Cottage, has new timber double gates, leading to a gravelled driveway and a detached garage | The detached garage has a roller door, storage into the roof and a work bench to the rear | Stone outhouse/ log store and outside water supply .

Rothley House is located on the edge of the Northumberland National Park, with easy access to Rothbury (10.7 miles) & Morpeth (13.5 miles) and Ponteland (14.6 miles) where there are a number of shops, supermarkets, cafes, pubs & restaurants, as well as local schooling for all ages. The house is on the edge of the 'Northumberland Dark Sky Park' (approx 25 miles to Kielder Observatory and Water). The property also benefits from its direct access to the footpath to the National Trust's Rothley Castle, and from its proximity to other local visitor attractions: Wallington Hall (2.5 miles), Belsay Hall (6.6 miles) and Craggside (9 miles).

Services: Mains electric and water | Electric heaters, stone & storage heaters | Private Drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating G



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