

BRUNTON

RESIDENTIAL



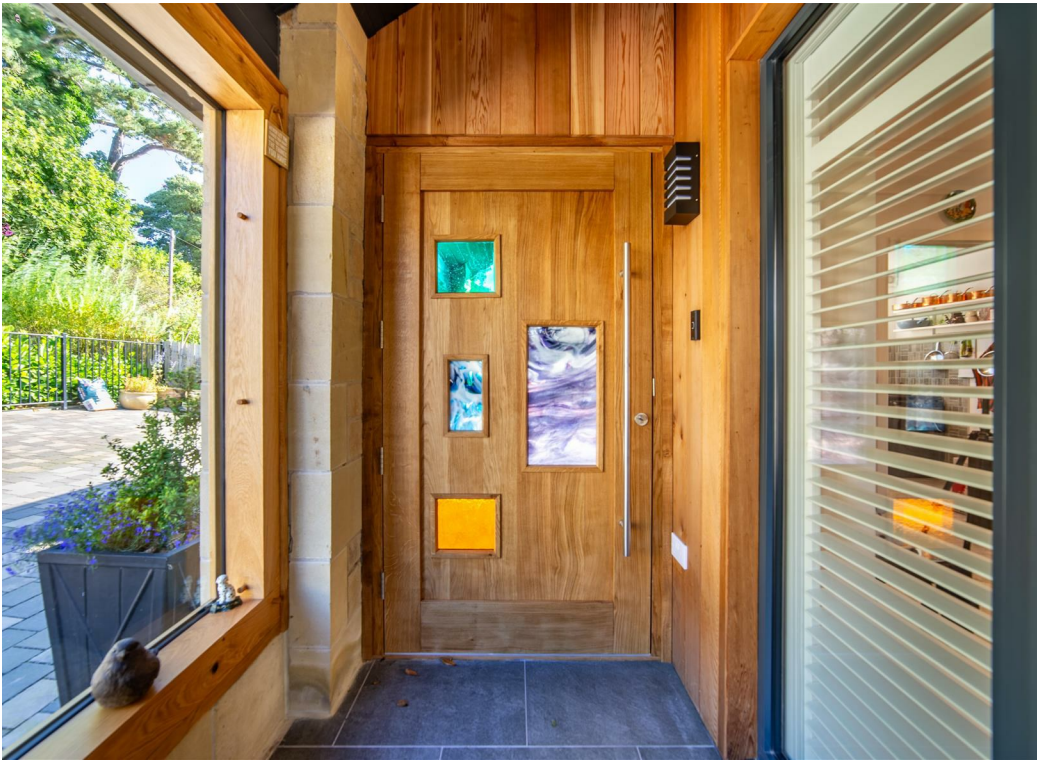
HILLSIDE, ROTHBURY, NE61

Asking Price £950,000

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**EXCEPTIONAL DETACHED HOME - PANORAMIC VIEWS - CONSTRUCTION COMPLETED IN
2022 - VILLAGE LOCATION**

Brunton Residential are proud to introduce to the market this stunning nearly-new build, three-storey detached house located on Hillside Road West in Rothbury, overlooking the River Coquet and Rothbury Golf Course. The popular market town of Rothbury is located in the heart of the Northumberland countryside, on the edge of the Northumberland National Park.

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This is a rare opportunity to purchase a unique home, construction was completed in late 2022 and the property has been finished to an exacting standard throughout.

The ground floor of the property starts with the newly constructed oak framed porch with solid oak front door and specially designed stained glass feature, opening up to the impressive hallway, with a bespoke glass and oak staircase leading to both the upper and lower floors. Heading through the hallway you reach the stunning open plan kitchen, living and dining room, with bi-fold doors opening to reveal the panoramic view. The high end kitchen features a central island, Dekton work surfaces, AGA cooker, Belfast sink and generous amounts of cupboard space. The rest of the room is made up of dining space, the living area and a further door giving access to the full width balcony, ideal for relaxing and taking in the immersive views.

The rest of the ground floor is made up of a bedroom, utility room, housing the plant room for the heat source system and separate WC. There is an allowance payment of Approx. £350 per quarter for the heat pump which runs for around 7 years from installation.

To the lower ground floor, there is a large family room, complete with bar and bi-fold doors leading to the large rear terrace, making this the perfect space for entertaining and relaxing. There's a further en-suite bedroom with dressing area, ideal for a guest suite, and a hallway with fitted storage cupboards.

The top floor hosts the master bedroom, with apex window and Juliette balcony offering an unrivalled view from the bed, the room is complete with a walk in wardrobe, separate dressing room and en-suite bathroom. The second bedroom on this floor is a generous size, again complete with en-suite shower room. The landing provides access to the eaves storage, which runs the full width of the house.

The property offers off-street parking for at least 4 cars, ensuring that there is always space for visitors. The garden has been thoughtfully landscaped to provide a mixture of lawned areas and flowerbeds, mimicking the surroundings. A separate garden room provides the ideal space for a home office, studio or gym.

This is a truly unique property, offering an exceptional balance of modern living in a historic setting. Viewing is absolutely essential to appreciate the standard of home on offer.



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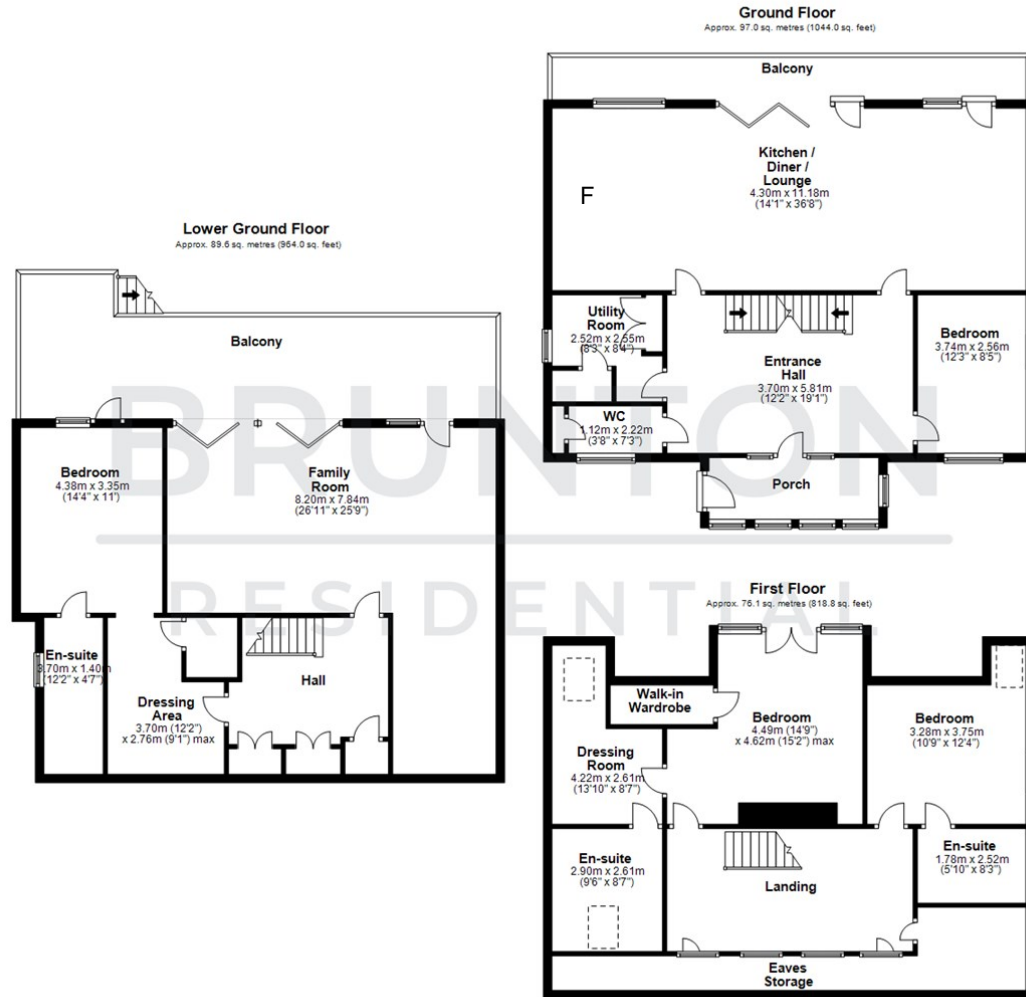
TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : F

EPC RATING : B

SERVICES :



Total area: approx. 262.6 sq. metres (2826.7 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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