

# SIGNATURE

## NORTH EAST

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 Back Mount Terrace, Morpeth NE65 7QY



# Back Mount Terrace, Morpeth NE65 7QY

**Guide Price £350,000**

Signature North East proudly welcomes you to Back Mount Terrace in the picturesque village of Rothbury. Situated in the tranquil surroundings of Rothbury, this charming cottage offers a peaceful retreat and is currently serving as a holiday let. Rothbury, a serene market town at the heart of Northumberland's countryside, is known for its natural beauty, historic attractions like Cragside House, scenic walks, outdoor exploration, and plentiful local amenities.

Upon entering the property, you are greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The welcoming hallway serves as the central artery of this comfortable cottage. To your right, the kitchen offers ample storage with numerous base units and shelves, and a window that lets in natural light. Sliding doors lead to the sun/living room, where glass walls provide stunning views of the property grounds. A set of French doors offers outdoor access. The formal living room, featuring French doors to an outside balcony/deck, seamlessly blends the indoors with the outdoors. For chilly nights, the fireplace provides cosy comfort.

Adjacent to this space, Bedroom One is a retreat decorated with soothing colours and countryside views. Bedroom Two offers another comfortable space for family or guests, and a tastefully decorated three-piece bathroom with a walk-in shower serves the ground floor. On the first floor, a third bedroom awaits, complete with a three-piece en-suite bathroom featuring a relaxing bathtub and breath-taking views of the Rothbury hills.

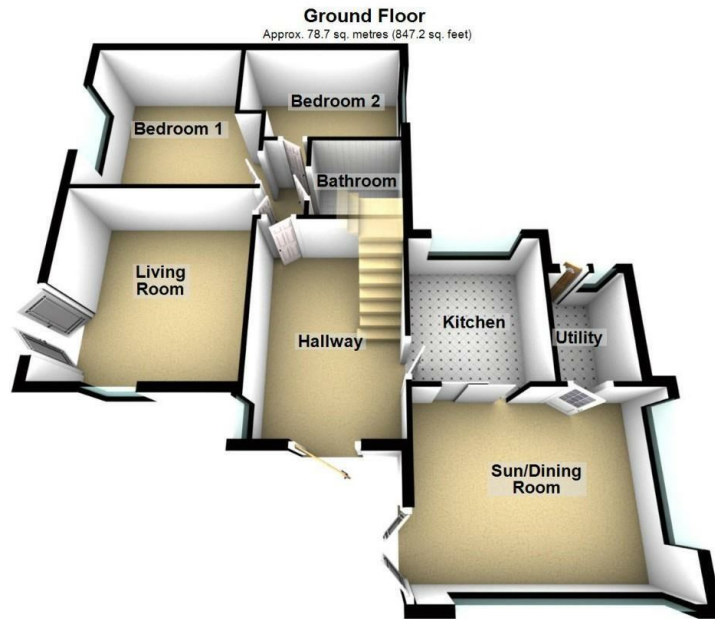
With tasteful decoration throughout, a modern feel, and a soothing colour palette, the indoor beauty of this cottage is matched by its outdoor charm. The beautifully landscaped grounds offer various levels for relaxation, including a fire pit, green grass with raised beds, and a tree swing. Parking is available for up to three cars, and there is an electric charging point.

Rothbury's landscape and history invite you to own a piece of this countryside haven. Don't miss the opportunity to relax in or continue the potential investment of this lovely property. Call Signature North East today to book your viewing.

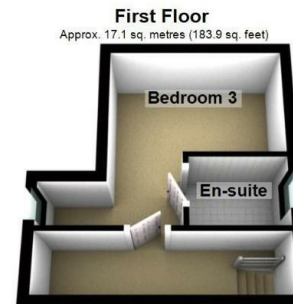


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 78.7 sq. metres (847.2 sq. feet)



**First Floor**  
Approx. 17.1 sq. metres (183.9 sq. feet)

Total area: approx. 95.8 sq. metres (1031.1 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
12'11" x 12'2"

Bedroom 1  
12'2" x 11'5"

Bedroom 2  
11'3" x 7'8"

Bathroom  
4'3" x 6'0"

Kitchen  
8'3" x 9'3"


Sun/Dining Room  
11'1" x 14'7"

Utility Room  
4'7" x 6'9"

Bedroom 3  
10'5" x 8'4"

En-Suite  
5'1" x 5'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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