



Rothley Hall

Rothley, Morpeth £395,000

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- Prestigious Rothley Hall Estate – Set within beautiful countryside, with private woodland, paddock, and landscaped communal grounds.
- Exclusive Leisure Facilities – Residents enjoy access to a private leisure suite, tennis court, and rooftop terrace.
- Expansive Living Space – Large, light-filled living room overlooking the property's own manicured garden.
- Luxury Principal Suite – Dressing area with built-in wardrobes and generous sized ensuite
- Expansive Private Balcony – A rare feature offering elevated views across the hall's picturesque estate grounds.
- Three-Storey Layout – Flexible accommodation with three bedrooms and two bathrooms.
- Convenient Connectivity – Close to Morpeth and Ponteland, with excellent rail, road, and air links.
- Large Double Garage with Separate Work Shop, parking spaces and EV charger



Rothley Hall – Elegant Country Living with Leisure Facilities

Northumberland Properties are delighted to present this outstanding residence within the prestigious Rothley Hall estate. Set amidst rolling countryside, with woodland, paddock, and beautifully maintained communal grounds, this unique home offers an enviable lifestyle enhanced by exclusive leisure facilities and serene surroundings.

The Estate & Grounds

This Rothley Hall residence represents a rare opportunity to secure a home within an impressive setting, offering residents access to private woodland walks, a shared paddock, tennis court, and landscaped communal gardens. A dedicated leisure complex provides further lifestyle appeal.

The Property

Arranged across three floors, this elegant home combines generous proportions with refined finishes, making it ideal for both everyday living and entertaining.

- **Ground Floor**

The entrance leads into a large, light-filled living space with views over the property's own manicured garden. The spacious dining area flows seamlessly into a modern, well-equipped kitchen.

- **First Floor**

The principal bedroom suite is a truly luxurious retreat, complete with dressing area, built-in wardrobes, and a stylish en suite bathroom featuring a full-sized bath and separate large shower. French doors open onto an expansive private balcony, offering breathtaking views of the estate's grounds. From this floor, direct access is also available to the exclusive communal leisure facilities.

- **Second Floor**

Two further well-proportioned bedrooms are served by a modern bathroom. From here, residents enjoy access to a communal roof terrace.



Rothley is a peaceful rural hamlet nestled in the heart of Northumberland's countryside, offering a rare blend of seclusion and convenience. Despite its tranquil setting, Rothley is within easy reach of the popular market towns of Morpeth and Ponteland, both of which provide a wealth of amenities including boutique shops, restaurants, leisure facilities, and well-regarded schools.

Excellent transport links make the location highly practical, with the A1 providing swift access north and south, while Morpeth's East Coast Main Line station offers direct rail connections to Newcastle, Edinburgh, and London.

Newcastle International Airport is also within easy reach, making Rothley ideally positioned for both commuting and travel further afield.

Front Garden

Private garden and 23 acres of communal grounds

GARAGE

Double Garage

Large garage and private parking





First Floor



Floor 1

Floor 2



Approximate total area⁽¹⁾
1457 ft²
135.4 m²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



First Floor



Approximate total area⁽¹⁾
834 ft²
77.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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