



Low Haven

Back Crofts, Rothbury

- Three - four bedrooms
- Large 'L' shaped living space
- Conservatory and separate lounge
- Master bedroom with ensuite
- Bedroom two with covered balcony



Guide Price : £485,000



Low Haven

Back Crofts, Rothbury, Morpeth

Northumberland NE65 7XY

Occupying a secluded and generous plot on a quiet lane behind the main street in the centre of Rothbury, this substantial detached residence offers spacious and versatile living space within a very unique property, surrounded by wonderful mature gardens.

Notable and interesting features of this property are arguably located upstairs, where there is a fabulous master bedroom suite with a stunning and sizeable ensuite, and a second bedroom with a covered terrace and balcony offering a glorious aspect with some views over to the other side of the valley. The extension to the side of the house has provided a delightful downstairs 'L' shape open plan living space that is flooded with natural light and overlooking the beautiful well stocked gardens. The original front lounge is now used as a second living room, although this could easily be utilised as an additional bedroom if preferred. Fitted with a comprehensive range of quality units and an island with seating, the breakfasting kitchen at the rear overlooks the garden and leads through to a utility room and a conservatory. The double bedroom on the ground floor is ideal for guests or a resident with mobility issues, and in addition to the main bathroom and ensuite upstairs, there is a spacious ground floor washroom/W.C. The garage is integral, and parking for several vehicles is available on the front gravel drive and car port.

The property is sure to appeal to a buyer in search of a home within an old characterful Northumberland market town, with the convenience of being close to a range of shops and facilities, as well as fantastic walks in the surrounding countryside and along the river.



HALL

Double glazed entrance door, double glazed window to front, staircase to first floor, vertical radiator, downlights, and doors to: kitchen, lounge, bedroom three, W.C., open plan living and dining room.

OPEN PLAN LIVING AND DINING ROOM 'L' SHAPE 23'1 x 11'11 plus 10'11 x 11'6 (7.04m x 3.63m plus 3.33m x 3.51m)

Double glazed window to front and side, double glazed French doors to rear, vertical radiator and two radiators, downlights, and double doors to hall.

LOUNGE 18'8 x 11'7 (5.69m x 3.53m)

Double glazed window to front, vertical radiator and radiator, coving to ceiling and downlights.

KITCHEN 18'8 x 11'0 (5.69m x 3.35m)

Double glazed French doors to conservatory, double glazed window to rear fitted wall and base units, incorporating five ring gas hob with extractor hood over, integrated Neff electric double oven, Neff microwave/grill, integrated fridge, integrated dishwasher, island unit, part tiled walls, vertical radiator and radiator, and downlights.

CONSERVATORY 10'10 x 9'8 (3.30m x 2.95m)

Double glazed windows and French doors to garden, tiled floor with underfloor heating, and power points.

UTILITY 9'6 x 6'6 (2.90m x 1.98m)

Double glazed window to rear and door to rear garden, sink unit, space for washing machine, central heating boiler, door to kitchen and garage, and access to loft space.



GROUND FLOOR BEDROOM THREE 11'3 x 10'11 (3.43m x 3.33m)

Double glazed window to rear, laminate flooring, and radiator.

W.C.

Double glazed frosted window to rear, close coupled W.C., pedestal wash hand basin, and radiator.

FIRST FLOOR LANDING

Velux window to front, downlights, access to loft space/roof void, doors to bedrooms one and two, and bathroom.

BEDROOM ONE 21'4 x 18'9 (6.50m x 5.72m) restricted head height

Double glazed Velux window to front, fitted sliding door wardrobes, vertical radiator and radiator, wall light, downlights, eaves storage to one side, feature glass block wall - open to ensuite.

ENSUITE

Double glazed Velux window to front and rear, mostly tiled walls, D shaped shower cubicle with mains shower with rain head and handheld attachment, twin pedestal wash hand basins, close coupled W.C., bidet, Jacuzzi bath, extractor fan, feature glass blocks, windows to side, radiator, and downlights.

BEDROOM TWO 19'1 x 10'11 (5.82m x 3.33m)

Double glazed French doors to terrace/balcony, double glazed Velux window to side, radiator, and laminate flooring.

BALCONY 13'2 x 12'1 (4.01m x 3.68m)

Tiled floor, eaves storage, wall lights and power points.

BATHROOM

Double glazed frosted window to rear, bath with electric shower over and glass screen, close coupled W.C., pedestal wash hand basin, tiled walls, and radiator.

GARAGE

Up and over door, door to utility, light and power.

EXTERNALLY

There is a gravelled driveway for parking up to five cars leading to a single integral garage and car port. The property is surrounded by mature landscaped lawned gardens with trees, shrubs and planted borders, and a Summerhouse.

SERVICES

Mains electricity, gas, water and drainage. Gas central heating.

TENURE

Freehold

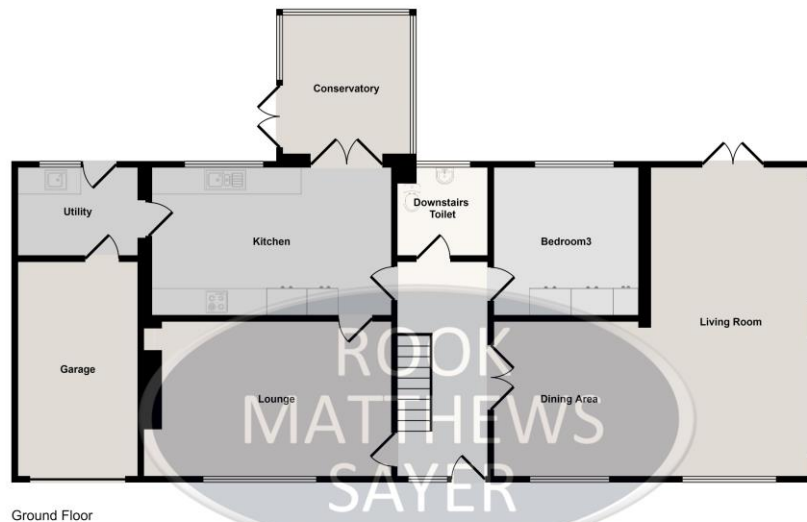
EPC RATING C

COUNCIL TAX BAND E

AL008447/DM/RJ/21.08.2023/V2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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