



PELE COTTAGE NR ROTHBURY

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PROPERTY
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01669 621312
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£240,000

GUIDE
PRICE

A semi-detached stone cottage situated on the edge of a small hamlet approximately 2 miles south-west of Rothbury. The property enjoys a peaceful rural location and outstanding panoramic views of the Coquet Valley. The Simonside Hills are on the doorstep and opportunities for walking and outdoor recreational activity are immense. Accommodation comprises Entrance Porch, Hall, Sitting Room (with stone inglenook fireplace and log-burning stove), Kitchen/Breakfasting Room, 2 double Bedrooms and Bathroom. Externally there is a small front garden and a parking/seating area to the rear. The property has recently had a replacement roof, new windows and recently installed air source heat pump. The property is currently utilised as a successful holiday let.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. The new village store in Thropton has a Shell forecourt and grocery shop.

Services

Mains water and drainage. Air sourced heat pump.

Postcode

NE65 7NW

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The property is subject to Business Rates.

Tenure

Freehold

Mobile Phone Coverage

EE	Good
Vodafone	Poor
Three	N/A
O2	Poor

Broadband

Basic	3 Mbps
Superfast	49 Mbps

Satellite

BT	Available
Sky	Available
Virgin	Not Available

EPC Rating

Current Rating - D
Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared December 2023

Property Reference 14712593



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

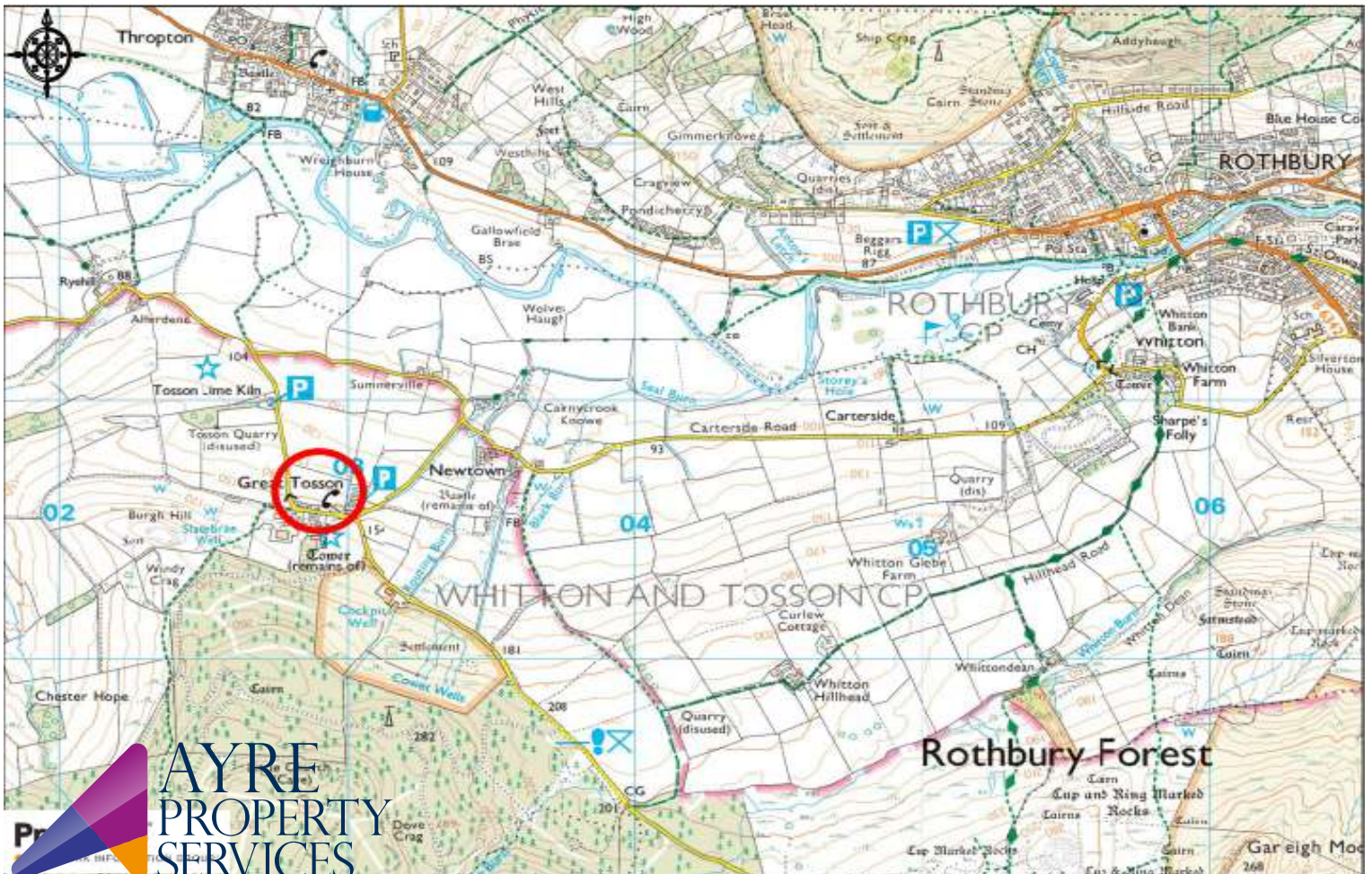


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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