



2 COQUET VALE MEWS ROTHBURY

AYRE
PROPERTY
SERVICES

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£140,000

GUIDE
PRICE

A beautifully restored and refurbished Mews cottage on the southern edge of the River Coquet within walking distance of Rothbury village centre and all amenities. The property is immaculately presented throughout with new flooring to the Ground Floor and new carpeting to the First Floor. Accommodation comprises, On the Ground Floor; an Entrance Porch, W.C., a spacious Sitting Room, a modern Breakfasting Kitchen with fitted units and and integral electric oven and induction hob. On the First Floor; 2 Bedrooms, Dressing Room/Study/Bedroom 3 and Bathroom. The property is an ideal holiday/second home and may also appeal to a buy-to-let investor.

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 gas. Fully doubled glazed.

Postcode

NE65 7QH

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

Council Tax Band: A £1,501.28 2023/24

Tenure

Freehold

Mobile Phone Coverage

EE	Fair
Vodafone	Good
Three	N/A
O2	Fair

Broadband

Basic	16 Mbps
Superfast	80 Mbps

Satellite

BT	Available
Sky	Available
Virgin	Not Available

EPC Rating

Current Rating - C

Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared January 2024

Property Reference 80013871



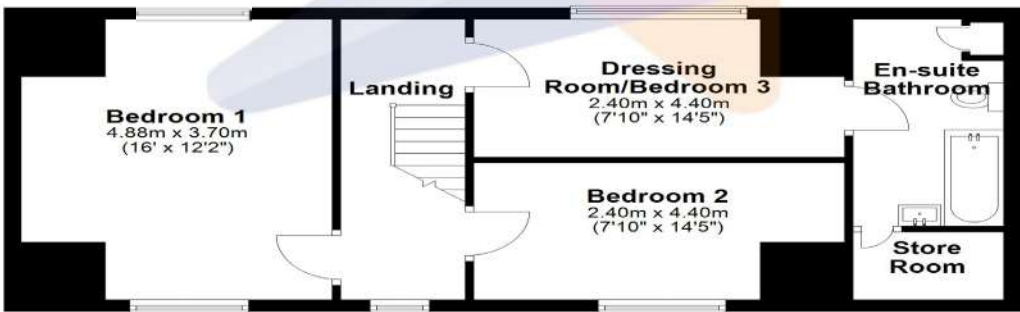
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
 Approx. 59.2 sq. metres (636.7 sq. feet)



First Floor inc. restr. head height
 Approx. 57.4 sq. metres (618.2 sq. feet)



Total area: approx. 116.6 sq. metres (1254.9 sq. feet)

Floor plan is approximate and is provided for visual reference only.
 Plan produced using PlanUp.

Coquet Vale Mews









