



1 WESTCLIFFE
HILLSIDE WEST
ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
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£275,000

GUIDE
PRICE

A very comfortable two bedroomed house within a large converted house overlooking the Coquet Valley. There are extensive gardens and grounds including parking. The accommodation comprises; Entrance Porch, Hall, Sitting Room with French doors out to the patio area, Kitchen/Dining Room with fitted units, cloakroom/wc and Utility room. On the first floor, Two Large Bedrooms both with En-Suite Bathrooms. The views from the Sitting Room and Principal Bedroom patios are stunning.

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 Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, bank, golf club, professional and medical services and a full range of local shops. The new Shell forecourt in Thropton is a mile away.

Services

Mains electricity and water. Septic Tank drainage. Electric Central Heating (wet system).

Westcliffe House

Westcliffe House has been converted from a Country House into six self contained properties. There is a car park and grounds extending to approx 2.5 acres.

Postcode
NE65 7YP

Local Authority
Northumberland County Council
Tel: 01670 627 000

Council Tax
The property is subject to Business Rates.

Tenure
Leasehold - 107 years remaining.

Viewing
Strictly by appointment with the selling agents.

Energy Performance Report
The property is Rated an E
Full report available.

Location
For detailed directions please contact the selling agents.

Details Prepared February 2024
Property Reference 17724486

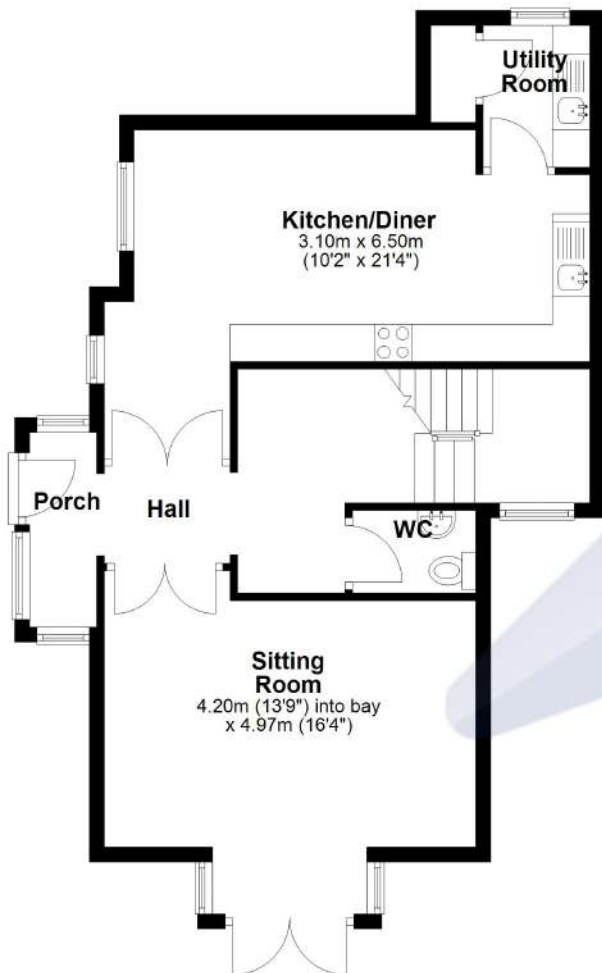


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



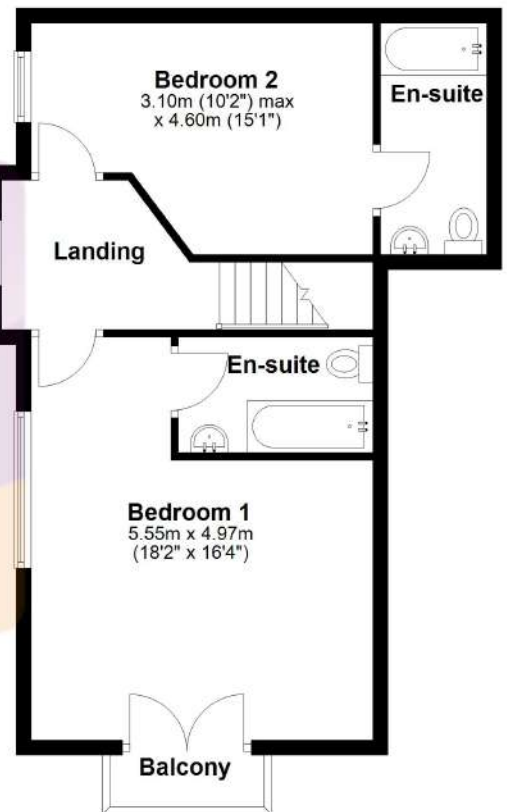
Ground Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.3 sq. feet)

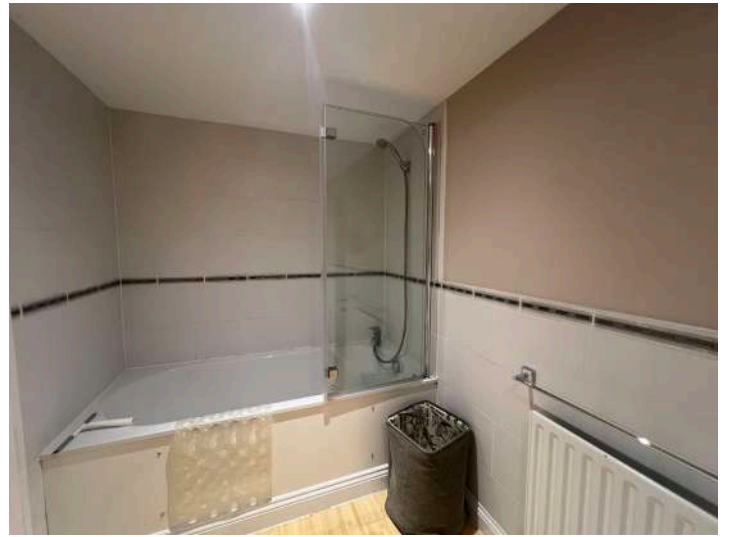


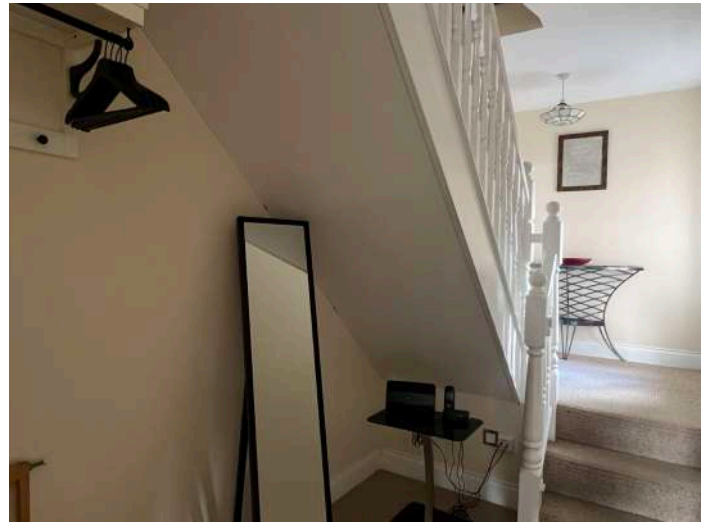
Total area: approx. 113.7 sq. metres (1224.3 sq. feet)

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

1 Westcliffe House











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