



# ALEXANDRA HOUSE

## HIGH STREET, ROTHBURY

AYRE  
PROPERTY  
SERVICES

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# £250,000

GUIDE  
PRICE

A mid-18th Century Grade II Listed property located on the western end of the High Street in the centre of the village. Alexandra House retains much character with features including exposed stone walls, original doors, timber beams, stripped floorboards, a cast iron range, fireplaces, picture and dado railing and sash windows (some original). Accessed via an external door from the High Street, Alexandra House also has an additional Ground Floor room that could be used for an office/studio (to the left of the front door) which is independent from the living accommodation. The Accommodation comprises; On the Ground Floor; Entrance Hall and Ground Floor Shower Room. On the First Floor; Kitchen, W.C. Living Room & Dining Room. On the Second Floor Two Bedrooms and Family Bathroom. Externally there is an enclosed rear garden with fruit trees and Summerhouse.



## Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then 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/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

### Alexandra House

Regarded as one of the oldest properties in Rothbury. The ground floor is constructed squared stone, First and Second floor rendered (colour washed) and under a slate roof (formerly thatch). First floor windows are two pane sash windows and the Second Floor have four pane sash windows. The Living Room and Dining Room are separated by panelling and could be opened to create one large reception room. Externally the garden is quiet and secluded and has potential to become a useable outdoor space.

### The office/retail space

The Ground Floor is completely self contained has been an Art Room/Gallery in the past and has the potential to be opened up to trade from.

### Services

Mains electricity, gas, drainage and water.

### Postcode

NE65 7TE

### Local Authority

Northumberland County Council

Tel: 01670 627 000

### Council Tax

Council Tax Band C - £2,105.81 - 2024/25

### Tenure

Freehold (of the entire Building).

### EPC Rating

N/A

### Viewing

Strictly by appointment with the selling agents.

### Mobile Coverage

EE	Fair
Vodafone	Poor
Three	Poor
O2	Fair

### Broadband

Basic	16 Mbps
Superfast	80 Mbps

### Satellite / Fibre TV

BT	Available
Sky	Available
Virgin	Not Available

### Location

For detailed directions please contact the selling agents.

Details Prepared April 2024

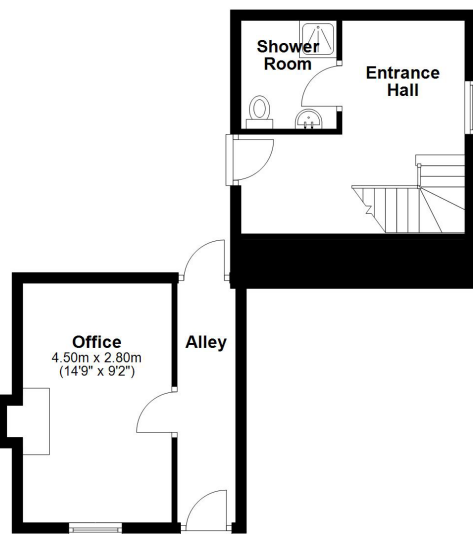
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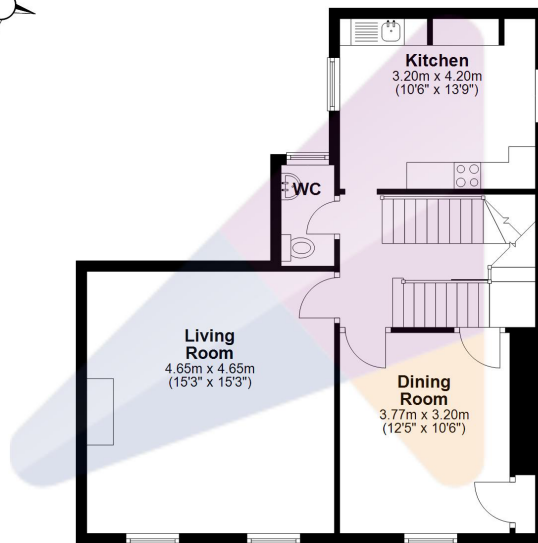




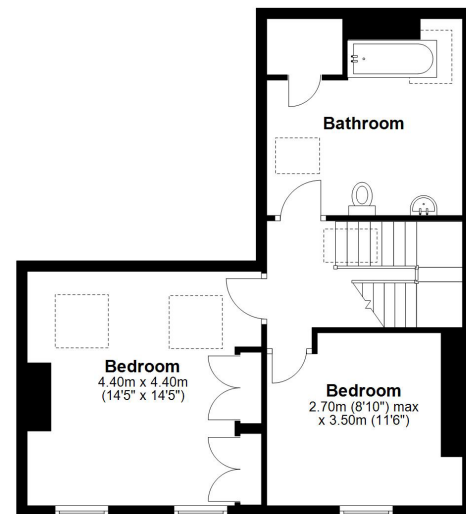
**Ground Floor**  
Approx. 29.5 sq. metres (317.0 sq. feet)



**First Floor**  
Approx. 57.6 sq. metres (619.7 sq. feet)



**Second Floor inc. restr. head height**  
Approx. 53.7 sq. metres (577.7 sq. feet)



Total area: approx. 140.7 sq. metres (1514.5 sq. feet)

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

**Alexandra House, Rothbury**













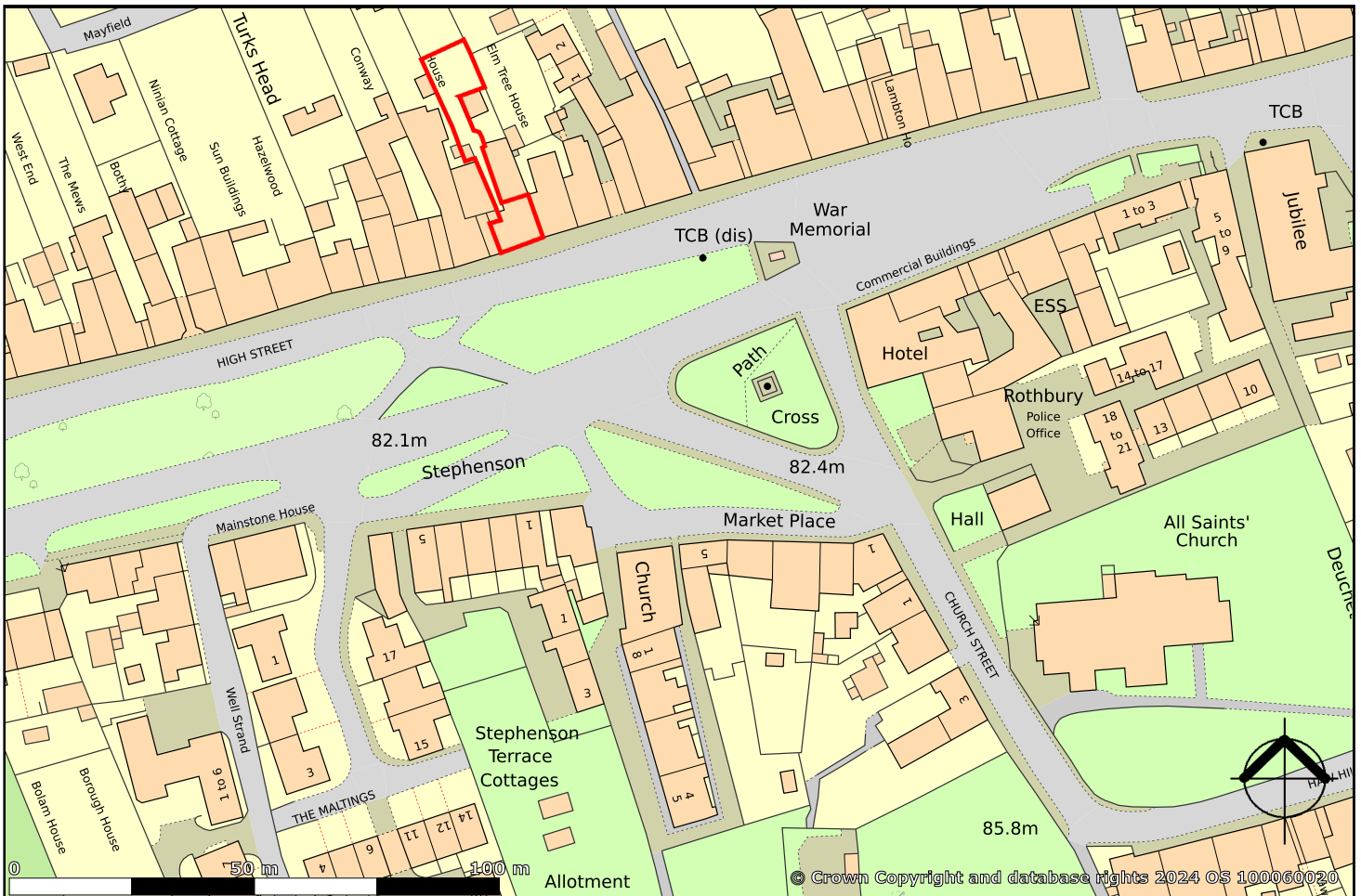








Alexandra House



**Important Notice**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.