



THE COACH HOUSE
& STABLES COTTAGE
ORCHARD MEWS
ROTHBURY

£375,000

GUIDE
PRICE

Tucked away behind the High Street on the western edge of the village The Coach House retains much character with features including a burning stove, arched windows with stone surrounds, a pretty courtyard garden, and a secluded rear terrace. The accommodation comprises: On the Ground Floor, Sitting Room, Dining Kitchen. On the First Floor, there are three Double Bedrooms, the principal Bedroom has an En-Suite Shower Room and a modern Family Bathroom. An Annexed Stable Cottage provides additional Two-Bedroomed accommodation.

AYRE
PROPERTY
SERVICES

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Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick 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.

The Coach House

On the Ground Floor

Sitting Room

5.8m x 4.5m (19' x 14'7") Max. Log burning stove

Dining Kitchen

3.9m x 4.4m (12'7" x 14'4")

On the Second Floor

Principal Bedroom

3.4m x 3.3m (11'2" x 10'8") with En-Suite Shower Room and fitted wardrobes

Bedroom 2

2.5m x 3.5m (8'2" x 11'4")

Bedroom 3

2.9m x 3m (9'5" x 9' 8")

Family Bathroom

Externally to the rear is an elevated terrace.

Stable Cottage

On the Ground Floor

Ground Floor Bedroom

3.4m x 2.4m (11'1" x 6'5")

Open Plan Sitting Room Kitchen

6.4m x 4.7m (20'1" x 15'4")

First Floor Bedroom

2.8m x 2.9m (9'1" x 9'5")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Services

Gas Central Heating, Mains Drainage, Electricity, Water & Fully Double Glazed.

Postcode

NE65 7TL

Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Agents Note

The images within this brochure of Stable Cottage were provided by the Seller.

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

The Property is in Band B - (£1,762.00 - 2024/25)

Sateellite / Fibre TV Availability

BT Available

Sky Available

Virgin Not Available

EPC Rating

Current Rating - E (42)

Full EPC report available upon request.

Viewing

Strictly by appointment with the selling agents.

Tenure

Freehold

Details Prepared May 2024

Property Reference APS-69208679











