



# GREEN SQUARE

## ROTHBURY

# £550,000

GUIDE  
PRICE

AYRE  
PROPERTY  
SERVICES

01669 621312

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An immaculate stone-built house in a quiet location tucked away behind Bridge Street. All village-centre services and amenities are immediately to hand. The property has been sympathetically refurbished and retains much character which is now complemented by high quality features and fittings. Features include plaster corning, panelled doors, deep skirtings, deep windowsills and original fireplaces. Recent additions include Log Burning Stoves, high specification bathrooms and particular attention to energy performance. Arranged over two floors, extends to approximately 220 square metres (2,400 square feet) and comprises on the Ground Floor; Entrance Hall, Sitting Room. Full-length Kitchen/Family Room features base units incorporating Belfast sink and a half, six ring range cooker with a distinct Dining Area. Pantry/Utility, Study/Bedroom5 and Shower Room. First Floor; Four Double Bedrooms (One En-Suite) and Family Bathroom. The gardens are to the rear of the property and they feature Patio area, lawn, mature trees and shrubs, Garden Room and a large garden store. Private parking to the side of the property.



## 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 Craggside. 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.

## Postcode

NE65 7SE

## Title Number

ND127449

## Location

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

## Local Authority

Northumberland County Council

Tel: 01670 627 000

## Council Tax

The Property in in Band E - (£2,895.48 - 2024/25)

## EPC Rating

Current Rating - C

Full EPC report available upon request.

## Viewing

Strictly by appointment with the selling agents.

## Services

Gas fired central heating. Mains gas, electricity, water and drainage.

### Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

### Broadband

Basic	18 Mbps
Superfast	80 Mbps

### Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

Details Prepared August 2024  
Property Reference APS 76940840



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

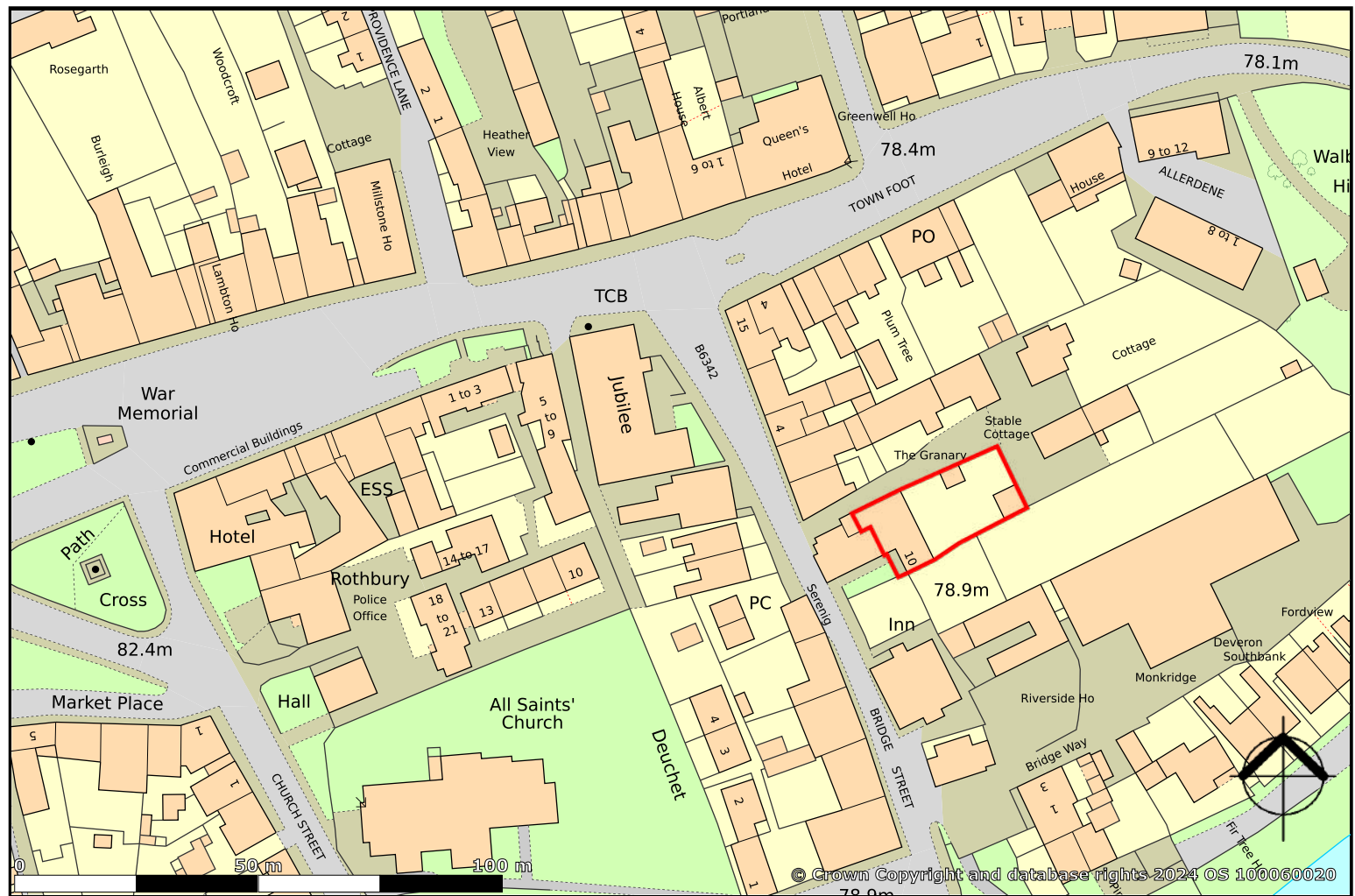


Ground Floor



First Floor





















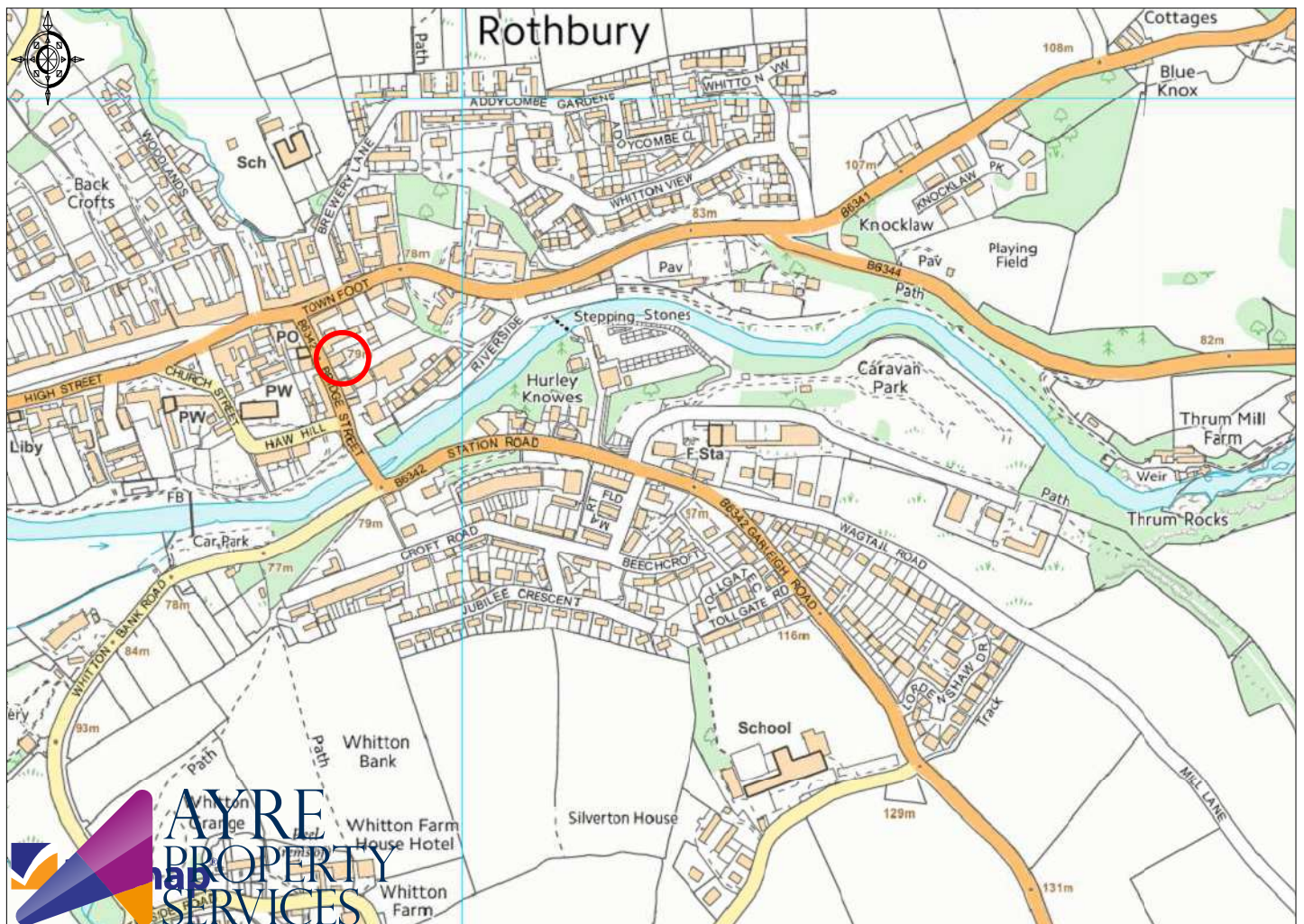












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**Important Notice**

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.