



PENISTANE COTTAGE

ROTHBURY

£550,000

GUIDE
PRICE

Effortlessly stylish throughout, making this the perfect place for a family looking to enjoy the countryside surroundings but be close the amenities that Rothbury has to offer. The property retains much character with features that include, Log Burning stove set into the Inglenook fireplace, ceiling cornicing and roses, deep skirtings and panelled doors. The Accommodation comprises; On the Ground Floor; Entrance Hall, Sitting Room, Garden Room with French doors to the terrace, Kitchen, Dining Room, Pantry, Study, Utility and WC. On the First Floor; Three Double Bedrooms, the principal Bedroom has a Dressing Room and newly fitted En-Suite Bathroom and Family Bathroom. Externally there is a large, detached garage, greenhouse and gardens extending to approximately a quarter of an acre. There is ample parking to the front. Cragside to the east and the Upper Coquetdale Valley to the west. Penistane Cottage is in a quiet location, on the edge of the Moor with access to the Rothbury Terraces and Carriage Drive nearby.

AYRE
PROPERTY
SERVICES

01669 621312

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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, golf club, professional and medical services and a full range of local shops. The addition of the new Shell Forecourt in Thropton is only a mile away.

Services

Mains electricity, oil, drainage and water. Fully double glazed. Oil Fired Aga and LPG Gas Hob.

Postcode

NE65 7YH

Local Authority

Northumberland County Council

Tel: 0345 600 6400

Council Tax

Band D - £2,369.03 - 2024/25

Tenure

Freehold

EPC Rating

Current Rating - D

Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared August 2024

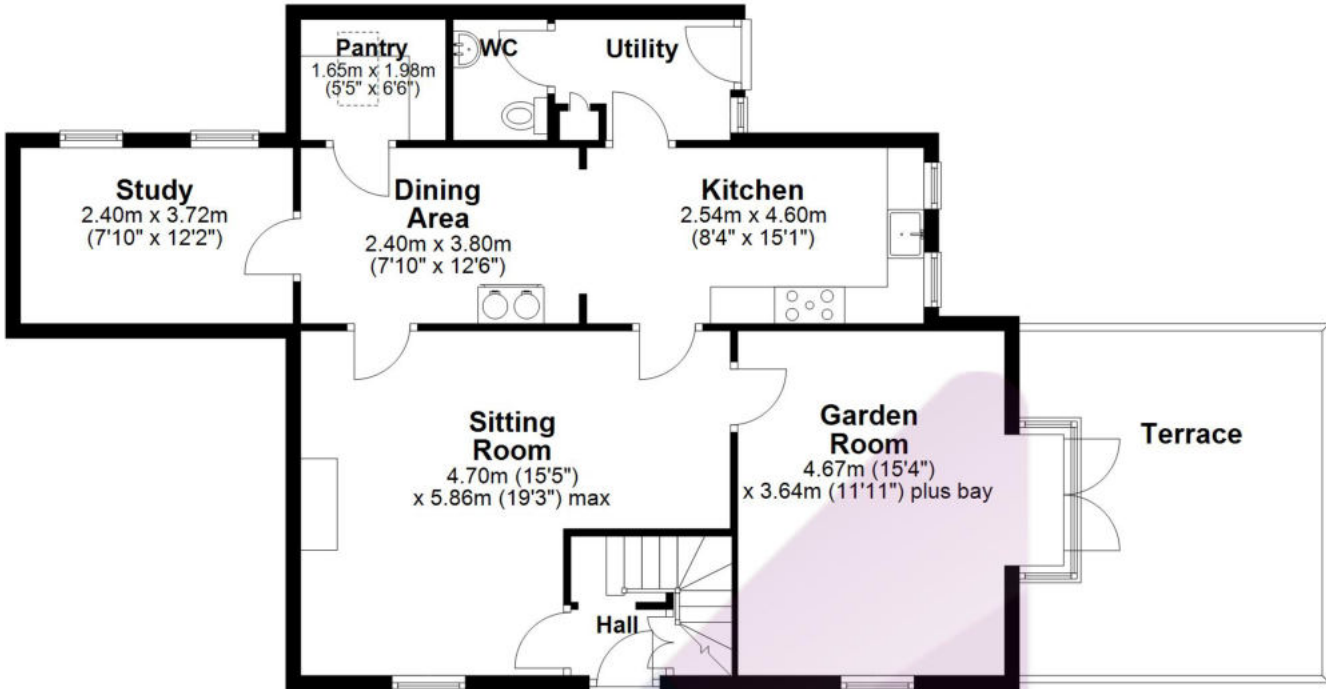
Property Reference 86523917



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

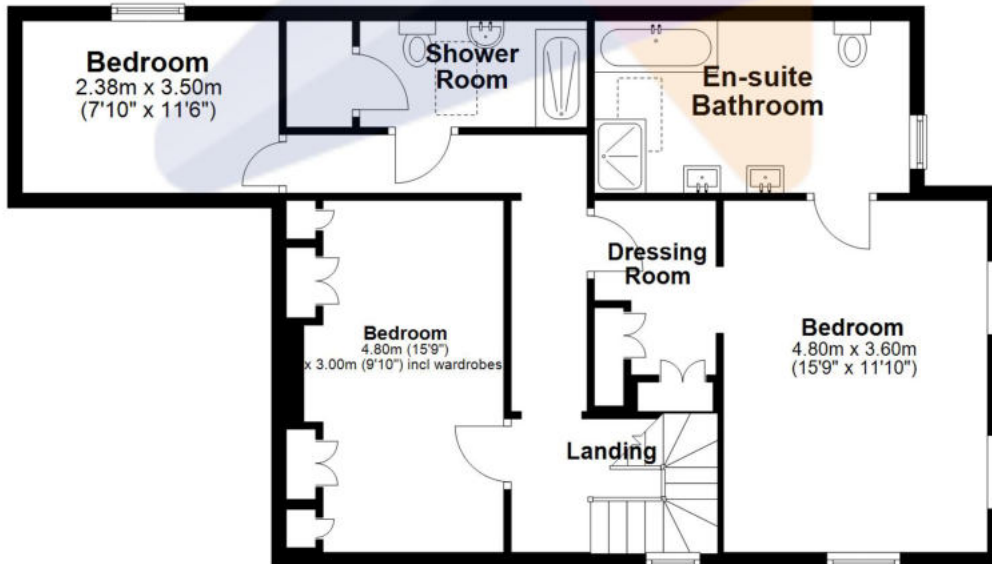
Ground Floor

Approx. 87.0 sq. metres (937.0 sq. feet)



First Floor inc. restr. head height

Approx. 75.4 sq. metres (811.6 sq. feet)



Total area: approx. 162.5 sq. metres (1748.6 sq. feet)

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

Penistane Cottage





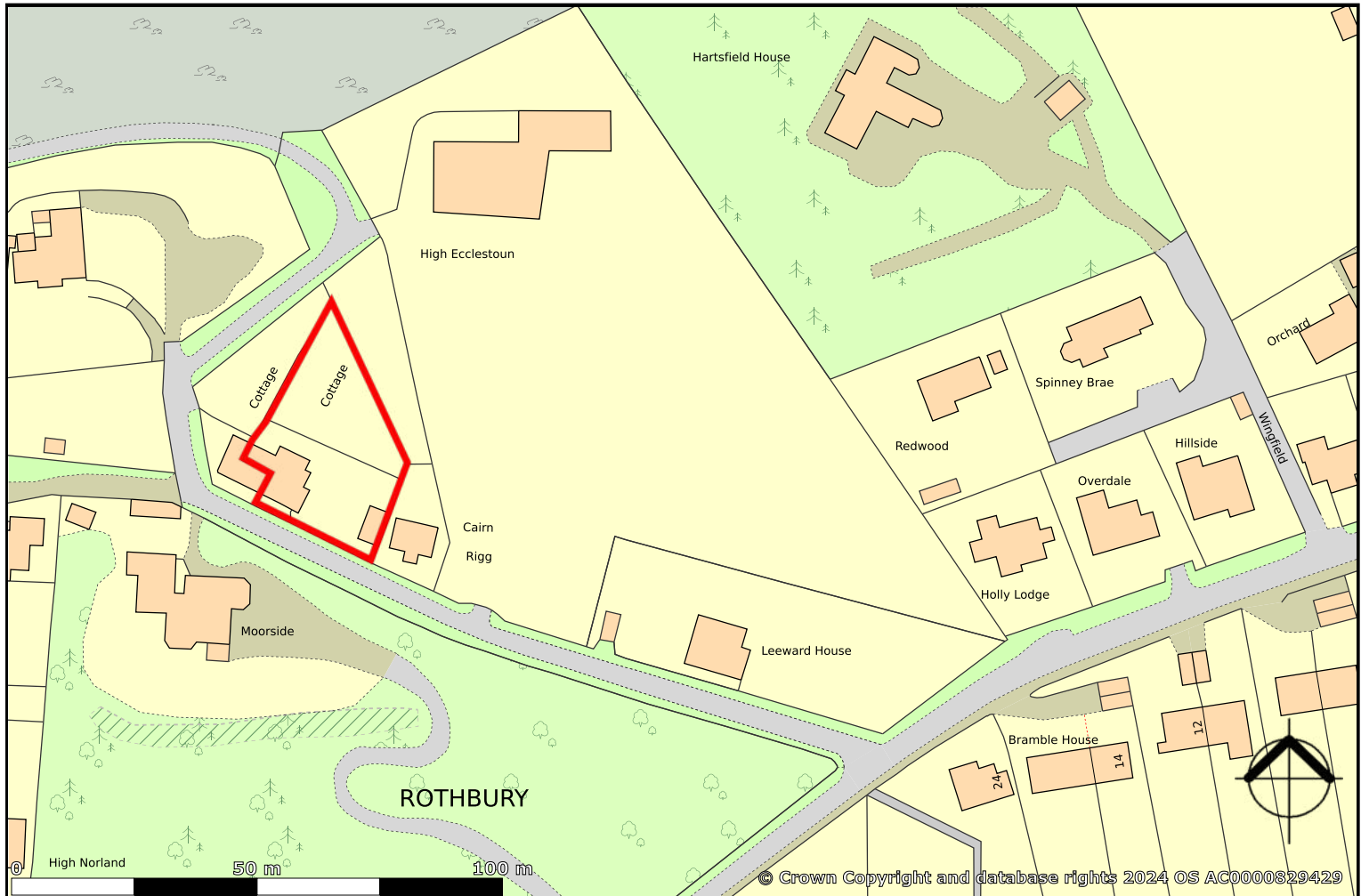


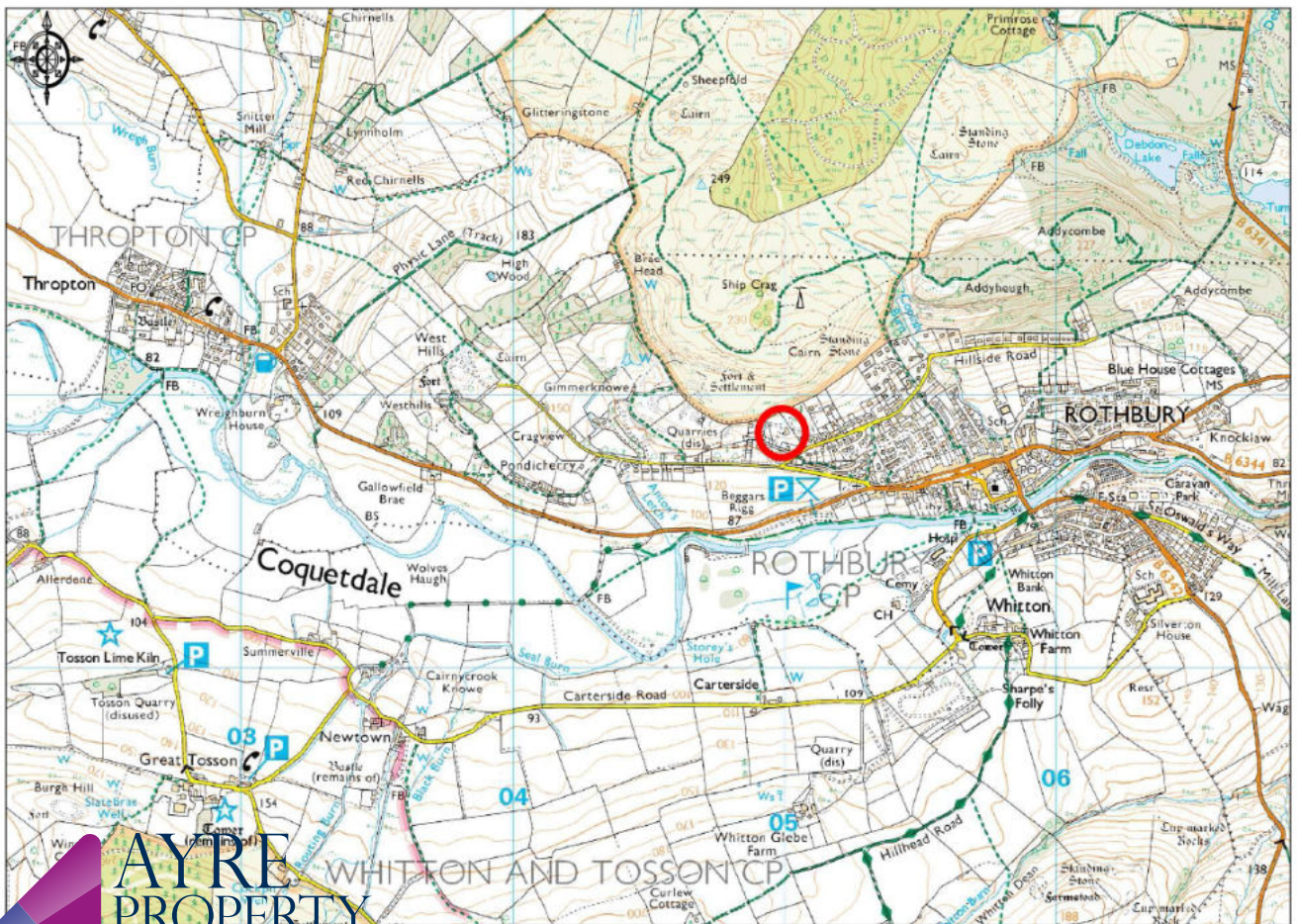












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Important Notice

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.