



HALLEYDOWN HILLSIDE, ROTHBURY

£450,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

An immaculately presented detached house in an elevated position located at the far eastern end of Hillside with breathtaking views. Arranged over 3 floors and on a site extending to 3/4 of an acre, Halleydown is the perfect place to enjoy the beautiful countryside surroundings while still being close to the amenities that Rothbury has to offer. The area already features species of the natural flora and fauna such as Red Squirells & Dear. Moorland walking is readily available The accommodation comprises, on the Lower Ground Floor; Inner Porch. Hall, Two Bedrooms, W.C., On the Ground Floor, Kitchen, Breakfasting Room, Conservatory, Principal Bedroom and Family Bathroom. On the First Floor; Sitting Room & Dining Room. Externally, there is ample parking to the front and well-maintained garden to the rear. A network of footpaths to the rear of the property connect with woodland and the famous Cragside Carriage Drive with viewpoints enjoying panoramic views across the County of Northumberland.

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 7PT

Title Number

ND105477

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 - (£2,768.84 - 2024/25)

EPC Rating

Current Rating - D

Full EPC report available upon request.

Viewing

Strictly by appointment with the selling agents.

Services

Oil fired central heating. Mains electricity, water and drainage. Log Burning Stove.

Connetivity

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

Broadband

Basic	16 Mbps
Superfast	40 Mbps
Ultrafast	980 Mbps



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

Agents Note

The current owners have obtained planning permission to replace the existing sunroom and to extend the rear.

Property Reference APS 76940840

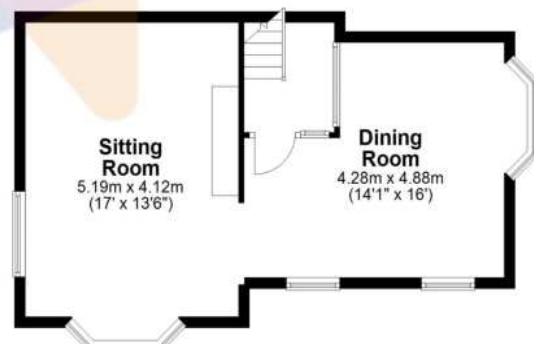
Details Prepared August 2024



Lowest Ground Floor
Approx. 43.8 sq. metres (471.7 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 162.9 sq. metres (1753.0 sq. feet)

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

Hallydown, Hillside







