



Beacon View, Hillside West, Rothbury
Guide Price £550,000



Beacon View, Hillside West, Rothbury NE65 7YN

Alnwick 12 miles - Morpeth 15 miles - Alnmouth Train Station 15 miles - Newcastle International Airport 31 miles

An exceptionally spacious detached stone-built property occupying a fabulous south facing elevated site. Built to a bespoke design and particularly high specification 12 years ago the house has been very well maintained and is immaculately presented throughout. The accommodation comprises; On the Ground Floor; Entrance Hall, Sitting Room, Kitchen/Dining Room, W.C. and Utility Room. On the First Floor; Principal Bedroom with walk-in Wardrobe and En-suite, Family Bathroom, 3 Bedrooms (one utilised as a Gym and one utilised as a Study). On the Second Floor, 2 Double Bedrooms and Shower Room. There is parking and an integral Garage. Terraced Gardens to the rear with mature planting and shrubs.

Extremely spacious living accommodation the Gross Internal Area extends to approximately 230 square metres (approx. 2,500 square feet). The accommodation concentrated on facing to the south with views to the Simonside Hills, and the Upper Coquet Valley.

Ground Floor

The Entrance Hall is a bright welcoming space with W.C.
The Sitting Room has red bricked fireplace with stone hearth and large wooden mantel over, engineered oak flooring, deep skirtings, decorative coving and spotlighting, the room exceptionally spacious and light.
The Kitchen has fully fitted oak wall and base units with marble worktops. Integrated appliances. Leading to the well-proportioned Dining Room.
The Utility is fully fitted and plumbed and has integral access to the garage.

First Floor

The Principal Bedroom has a balcony which takes in views of the Simonside Hills and to the Upper Coquet Valley. There is a walk-in Wardrobe and En-Suite Shower Room. There are 2 further Double Bedrooms (one utilised as a study and one as a gym) and Family Bathroom.

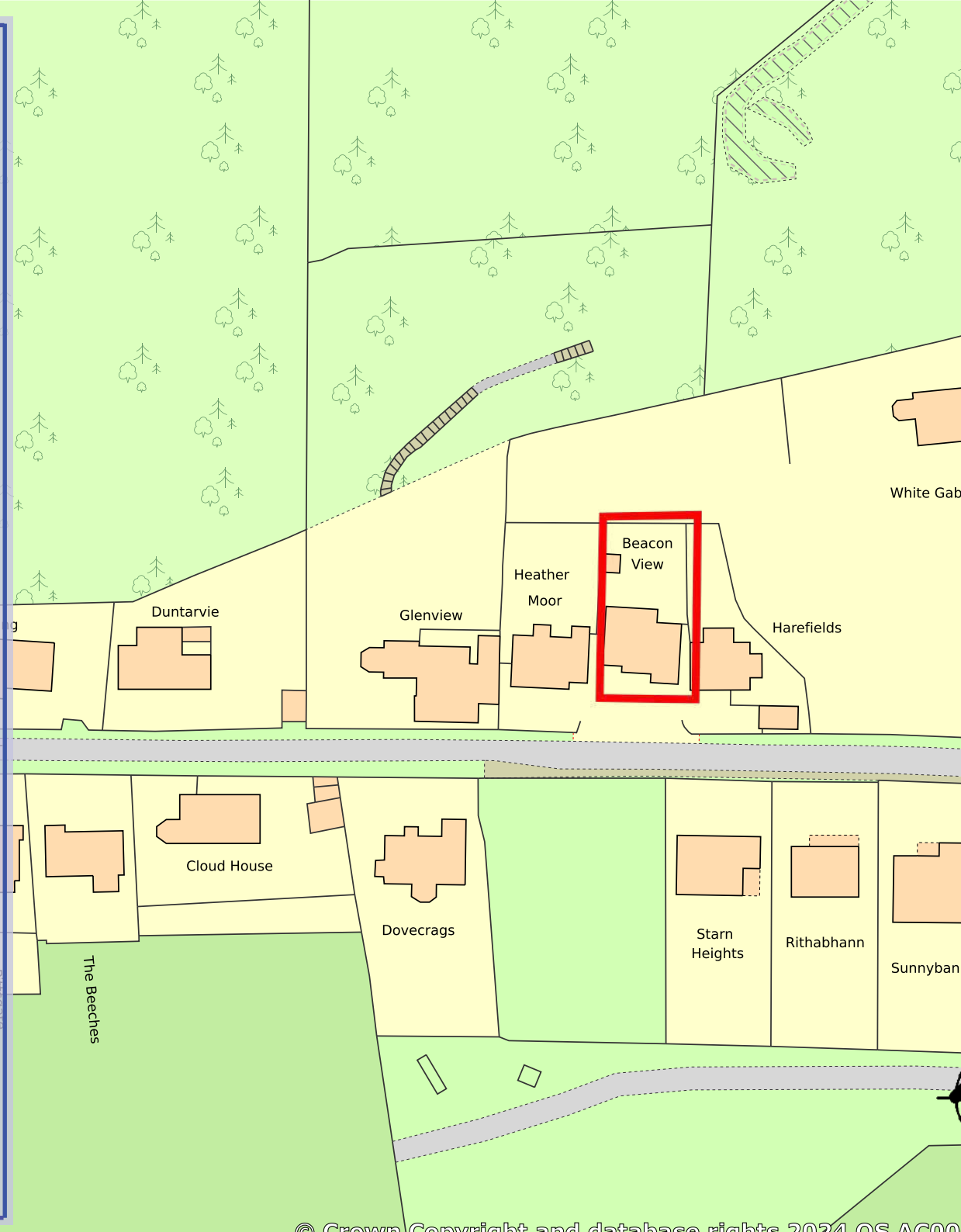
The Landing has a large Linen Cupboard.

Second Floor

A further 2 Double Bedrooms and Shower Room.

Externally

There are well stocked terrace gardens to the rear with elevated seating areas to take in the incredible views. Parking to the front of the property and a garage.





General Remarks

Services

Mains electricity, drainage, water and gas. Gas Fired Central Heating.

Title Numbers

ND169469

Viewing

Strictly by appointment with Ayre Property Services 01669 621312

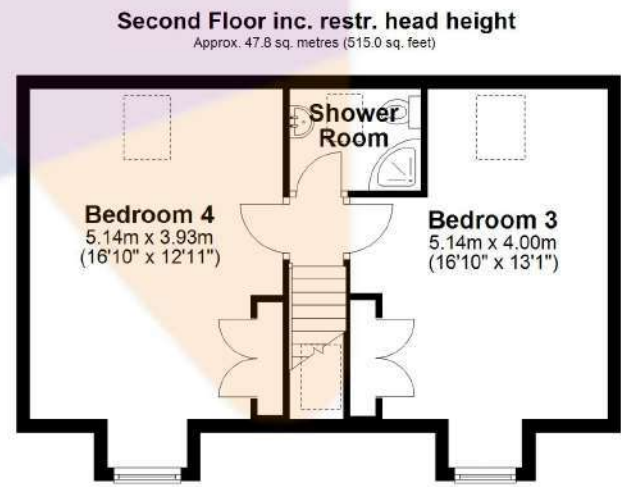
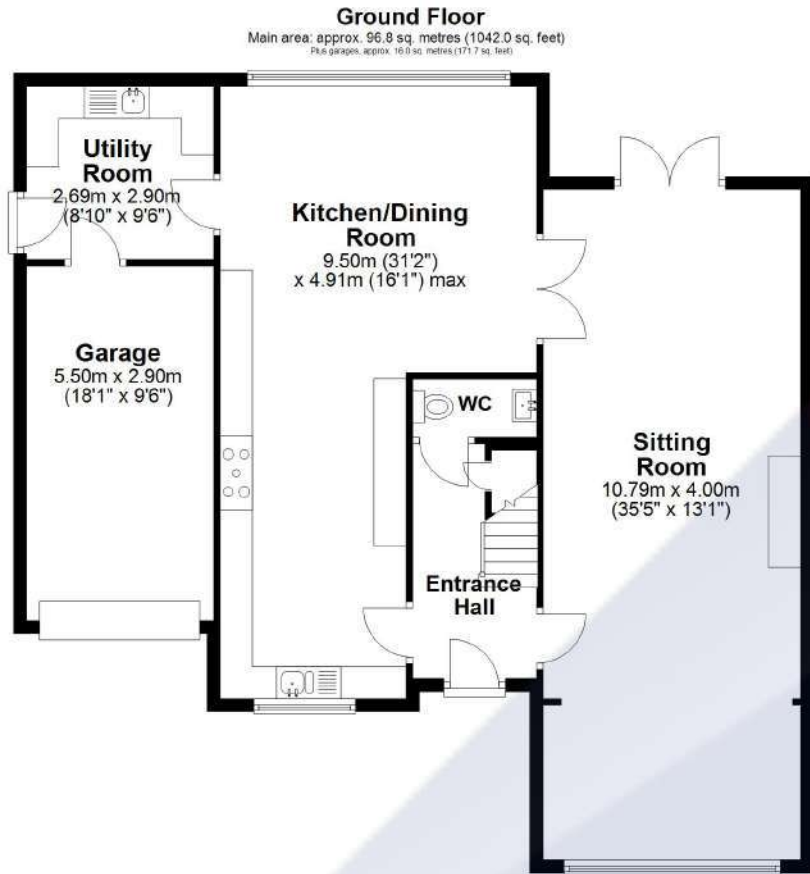
Council Tax

Council Tax Band F - £ 3,421.94 - 2024/25

Energy Performance Certificate

Beacon View is particularly energy efficient and is currently rated at a 'C'. Full report available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Main area: Approx. 233.4 sq. metres (2512.8 sq. feet)
Plus garages, approx. 16.0 sq. metres (171.7 sq. feet)
Beacon View, Hillside Road West

Tenure

Freehold

Local Authority

Northumberland County Council

County Hall, Morpeth NE61 2EF

Tel: 0345 6006400

Location

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 station with shop including bakery and butchers, in Thropton is but a few miles away.

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.

Date of Information

Particulars Prepared September 2024

Images taken September 2024





















01669 621312

ayrepropertyservices.co.uk



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