



# 9 WAGTAIL ROAD ROTHBURY

# £285,000

GUIDE  
PRICE

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01669 621312

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A semi-detached bungalow on a large plot enjoying fabulous views of the woodland and hills surrounding Rothbury and Cragside. The property is situated within walking distance of all village amenities. The bungalow currently is well presented and offers comfortable accommodation comprising; Porch, a large Sitting Room (with Log Burning Stove), Kitchen/Dining Room, rear Porch, 2 Bedrooms and Family Bathroom. Externally, there is a garage with parking, a pretty garden at the front take in the incredible views, to the rear, there is a flagged patio and tiered garden, fenced on all sides. Northumberland County Council Planning Consent (22/04099/FUL) granted 9th January 2023 for a single storey extension, first floor extension and loft conversion.

## 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 then 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 & medical services and a full range of local shops. The new Shell forecourt and shop in Thropton Village is but a mile away.

## Services

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

## Postcode

NE65 7PQ

## Energy Performance Certificate

Current Rating C - full report available upon request.

## Local Authority

Northumberland County Council  
Tel: 01670 627 000

## Council Tax

The property is in Band C (£2,105.81 - 2024/25).

## Tenure

Freehold with vacant possession.

## Viewing

Strictly by appointment with the selling agents.

Details Prepared October 2024

Property Reference APS 73058653

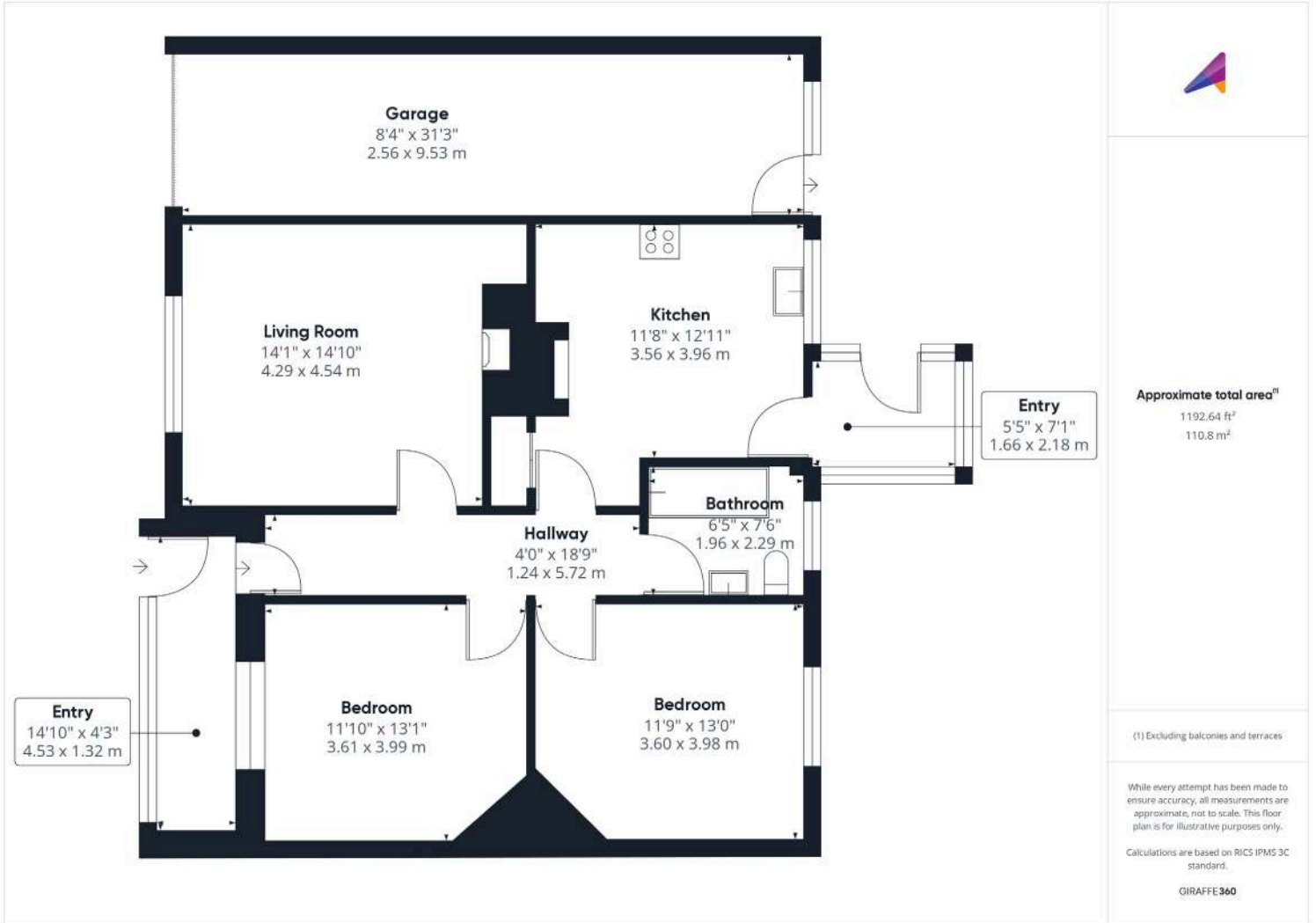
## Northumberland County Council Planning Consent (22/04099/FUL) Granted 9th January 2023

Planning consent includes adding a first floor loft conversion to the property to create a spacious 4 bed roomed property.

The proposed Accommodation would comprise;  
On the Ground Floor; Entrance Hall, Living Room, Extended Kitchen, 2 Double Bedrooms (Principal Bedroom with En Suite Bathroom). On the First Floor; Two Bedrooms and Family Bathroom with storage. Externally, accessed via the side there is a Utility/Boot Room.



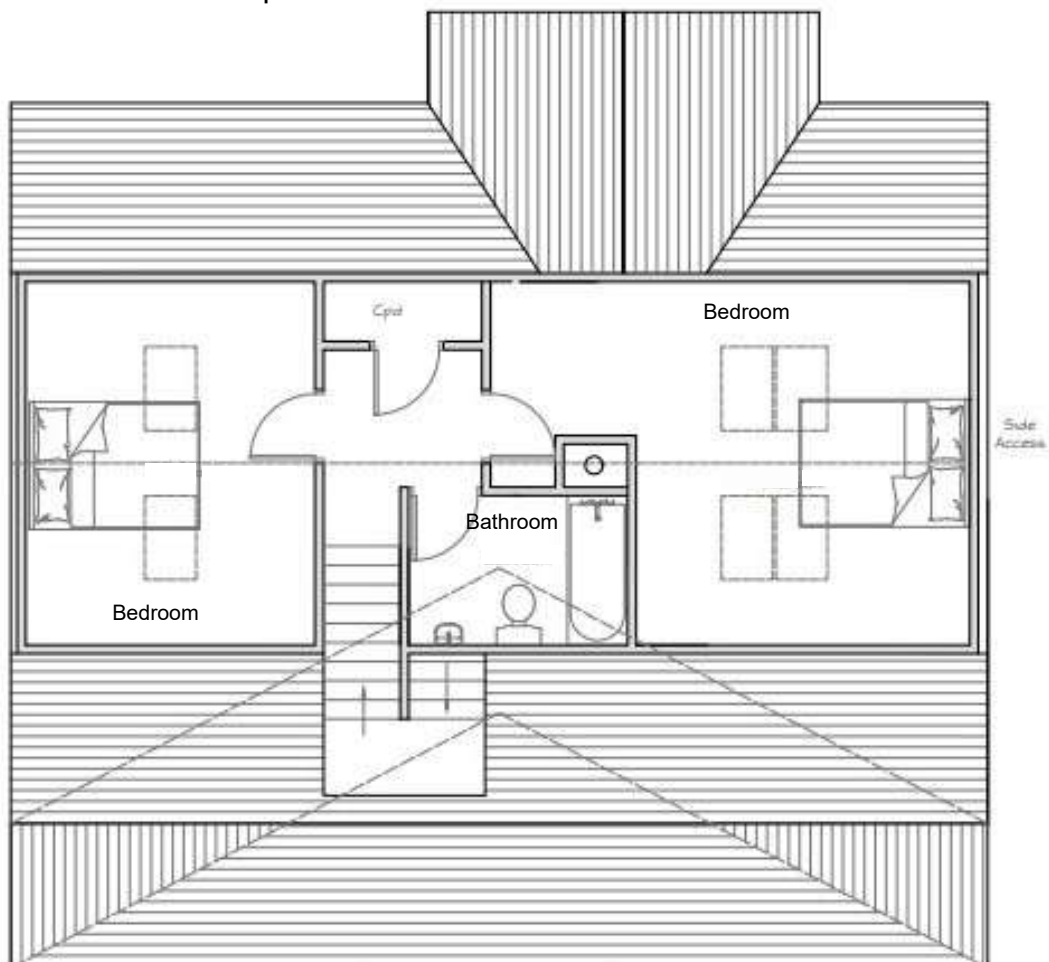
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Current Floor Plan



Ground Floor Proposed



First Floor Proposed









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Plotted Scale - 1:1,250

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