



SPINNEY BRAE HILLSIDE

£650,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

An exceptionally well presented mock-Tudor detached house, constructed of red brick under a red pantile roof, situated off Hillside East with elevated views towards Craggside, Simonside Hills and the Upper Valley. Having been sympathetically upgraded and modernised to a high standard, with particular thought given to energy efficiency and increasing natural light to the property, Spinney Brae now offers contemporary living spaces, generous bedroom accommodation, very well proportioned and freshly decorated with new flooring throughout. The accommodation comprises, On the Ground Floor: Entrance Hall, Kitchen/Family Room, Living Room, Sitting Room, Utility, and W.C. On the First Floor: Four Double Bedrooms, the principal Bedroom with En-suite Shower Room, Office/Gym and Family Bathroom. Externally there are seating areas, positioned to follow the sun, a summerhouse, lawns to the front and side, with some raised beds, greenhouse & log store. Large garage and ample parking.

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.

Spinney Brae

For a home with cool style and comfort in equal measure, turn your attention to this well-appointed, deftly designed property with light pouring through it, this home is ready to wear. Every nook and cranny of this space has been considered and utilised to full effect. Recent upgrades to Spinney Brae boasts a newly fitted kitchen with integrated appliances, new flooring throughout, the Log Burning Stove in Living Room and new windows. Freshly decorated in tasteful palettes throughout.

Postcode

NE65 7YG

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 is in Band F - (£3,421.94 - 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

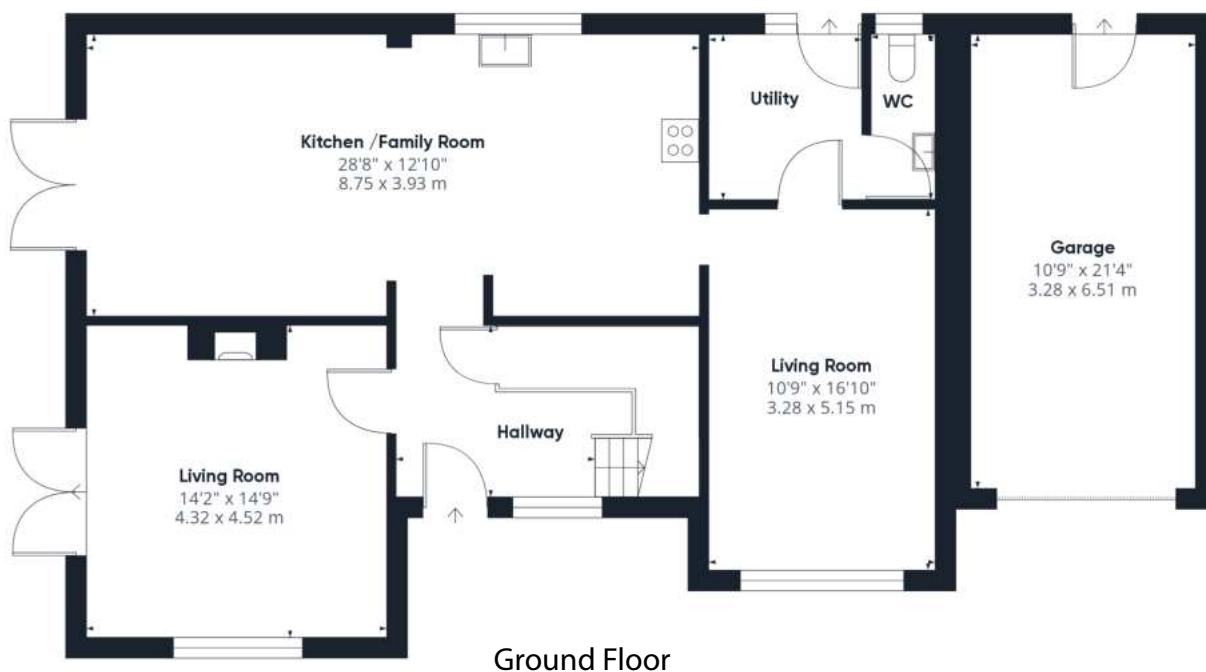
Connectivity

Mobile Phone Coverage

EE - Fair
Vodafone - Fair
Three - Fair
O2 - Good

Satellite / Broadband

Up to Ultrafast 980 Mbps
BT - Available
Sky - Available



Accommodation extending to 2,248.79 sq.ft (208.92 m2)





















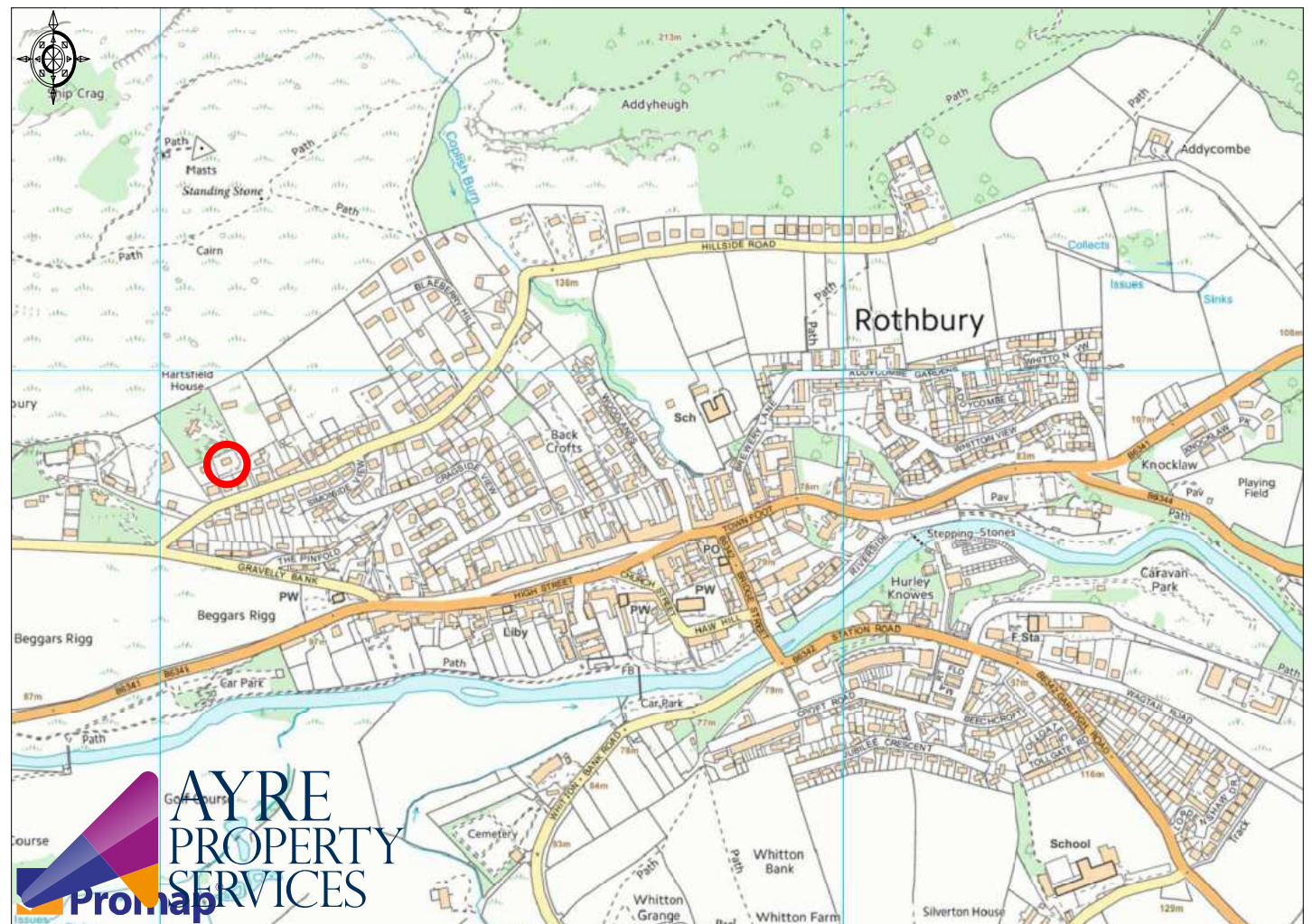






Spinney Brae, Hillside, Rothbury, Morpeth, NE65 7YG





Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertieservices.co.uk | www.ayrepropertieservices.co.uk | 01669 621312

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.