



DUNTARVIE, HILLSIDE ROTHBURY

£625,000

GUIDE
PRICE

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A highly desirable and well-presented detached period property on Hillside West benefitting from attractive gardens and fine views. Built c.1901 the property retains period features including a farmhouse-style kitchen with Rayburn, fireplaces, plaster corning, ceiling roses, panelled doors and deep skirtings. Contemporary additions include central heating, large west-facing Conservatory. Spacious internal accommodation comprises; On the Ground Floor: Entrance Porch, Hallway, Sitting Room, Conservatory, Dining Room, Breakfasting Kitchen, Shower Room and Rear Porch. At First-Floor level there are 3 double Bedrooms and a second Bathroom. There is a range of enclosed stone outbuildings to the rear, pathways and seating areas throughout the landscaped gardens with a single garage, there is additional parking to the side. The property requires a degree of updating but has potential to be a very fine family home.

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 Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, cash points, golf club, professional and medical services and a full range of local shops. The new Shell forecourt in Thropton is a mile away.

Duntarvie

A beautiful detached late Victorian stone-built house, perfectly positioned on a private plot set extending to approximately a quarter of an acre. Access by two stone pillars and surrounded by landscaped gardens that offers beautiful views of the picturesque Simonside Hills and the Valley to the West.

The spacious entrance hall provides a warm and inviting welcome, offering easy access to the main reception areas, which are perfectly suited for both relaxation and entertaining. The generously sized Sitting Room and formal Dining Room are warm and bright with light pouring in from their bay windows. The Sitting Room leads to a beautiful West facing Conservatory with its arched windows which would be perfect to watch the evening sunsets.

The Breakfasting Kitchen has integrated oven and hob, the Rayburn is set back into a recess, the kitchen leads to the Rear Porch and the Shower Room. There is access from the rear porch to the rear yard and the stone outbuildings which house the oil boiler and very useful storage.

On the first floor, a generous, brightly lit split level landing sets the tone for the spacious bedrooms. The family bathroom is a well-proportioned. All three Bedrooms are generous in size, two of which are south facing with views to the River Coquet and the Simonside Hills, these both have built in furniture including wash hand basins,

There is some modernisation and upgrading to do to Duntarvie however, this handsome house has the potential to be a exceptional family home.

Postcode

NE65 7YN

Services

Mains electricity, water and drainage. Oil fired central heating. Double and Secondary glazing.

Tenure

Freehold

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

Council Tax Band: E £2,895.48 - 24/2025

Energy Performance Certificate

EPC Rating: F (24) with potential to be become a C (77) Rating.

Location

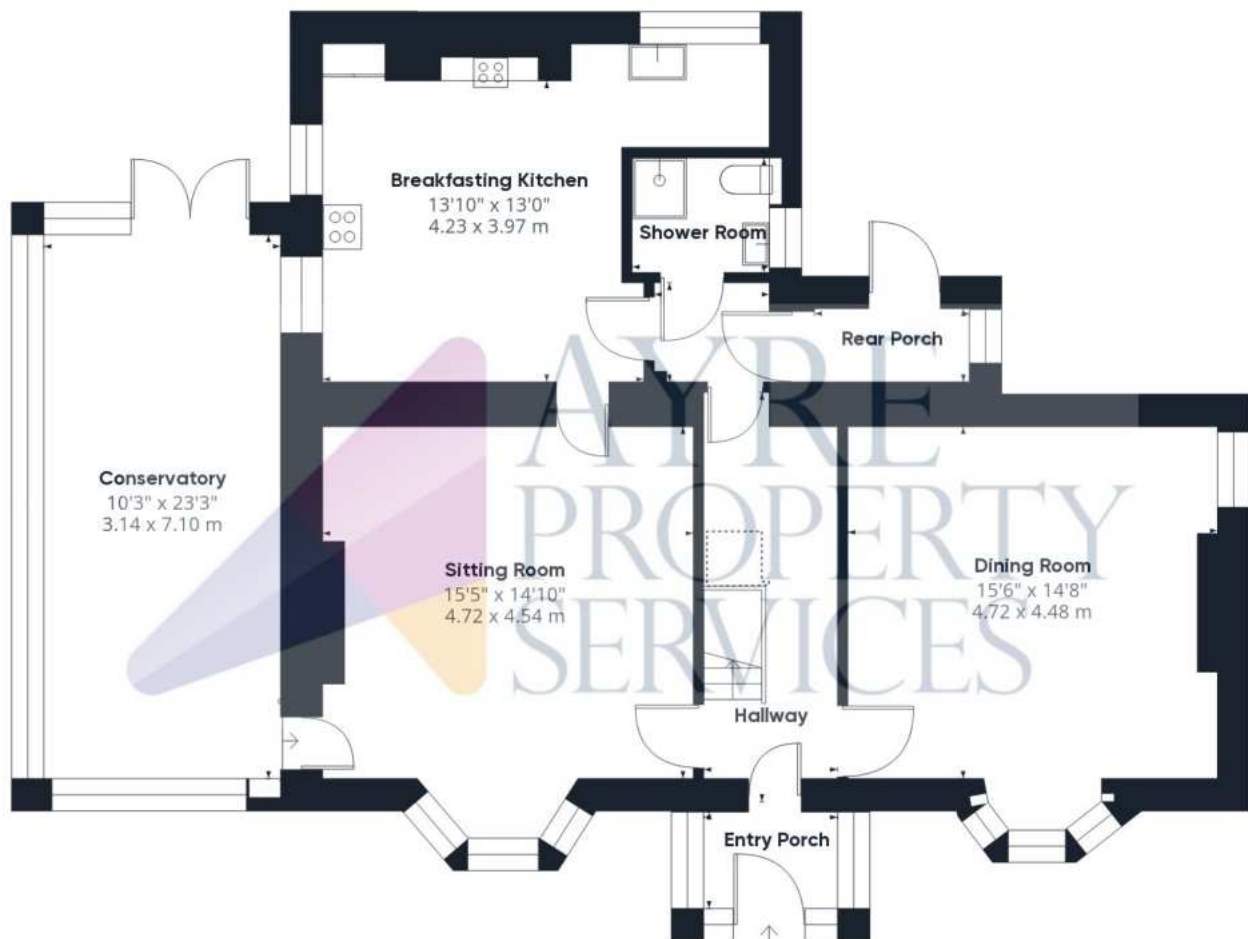
Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Detail Prepared
Property Reference

March 2025
97840906

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

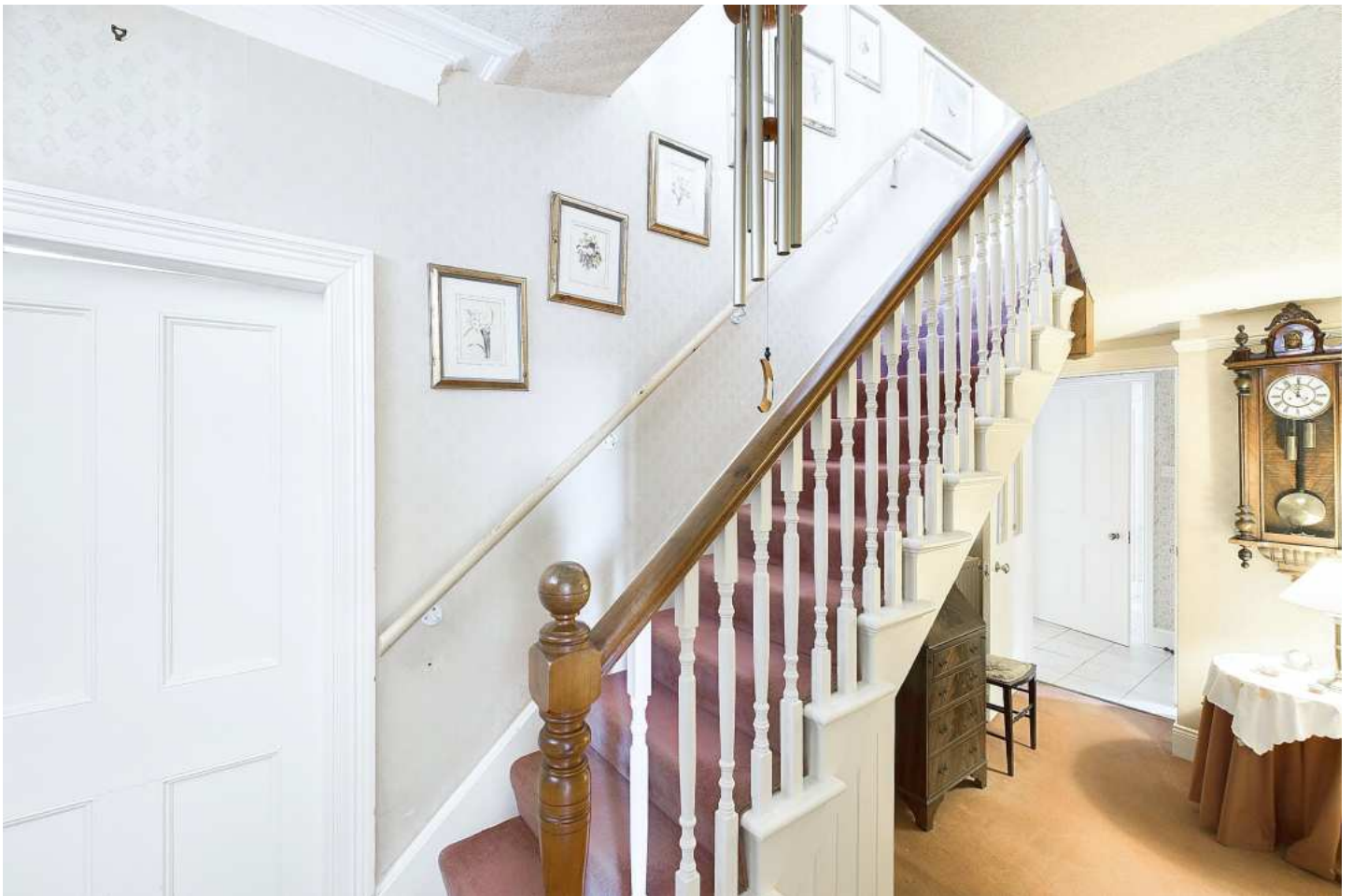




Ground Floor



First Floor





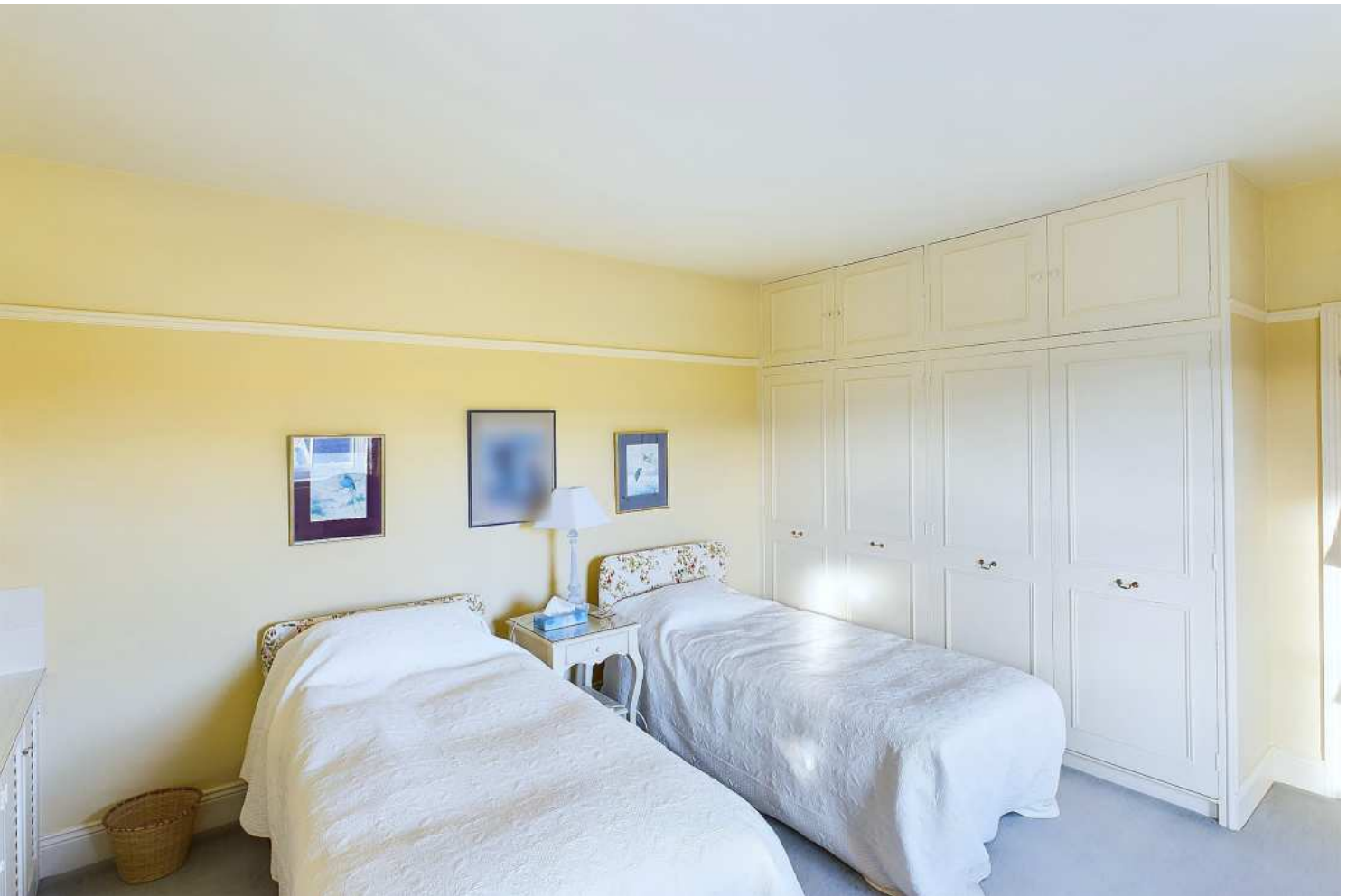






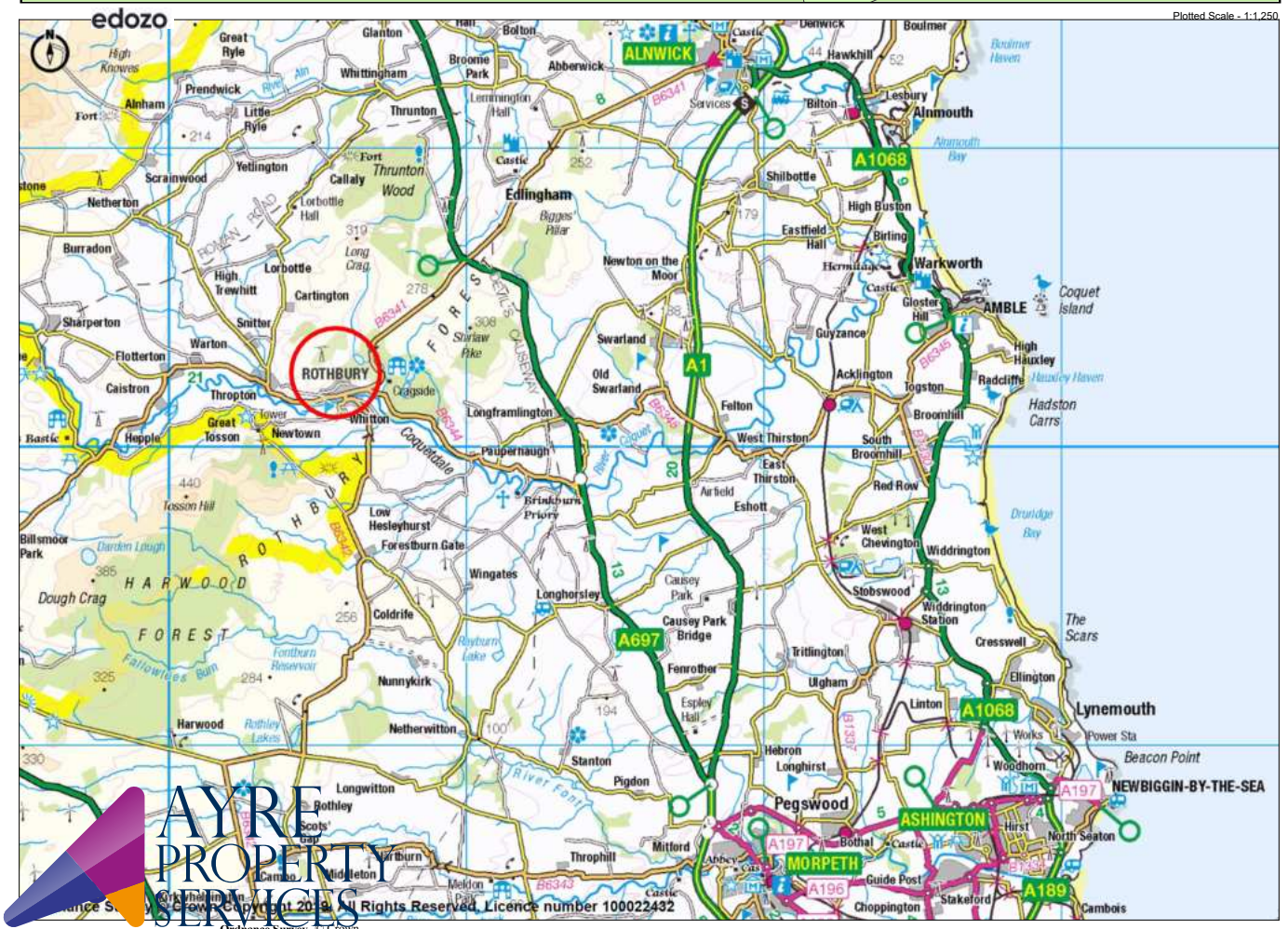
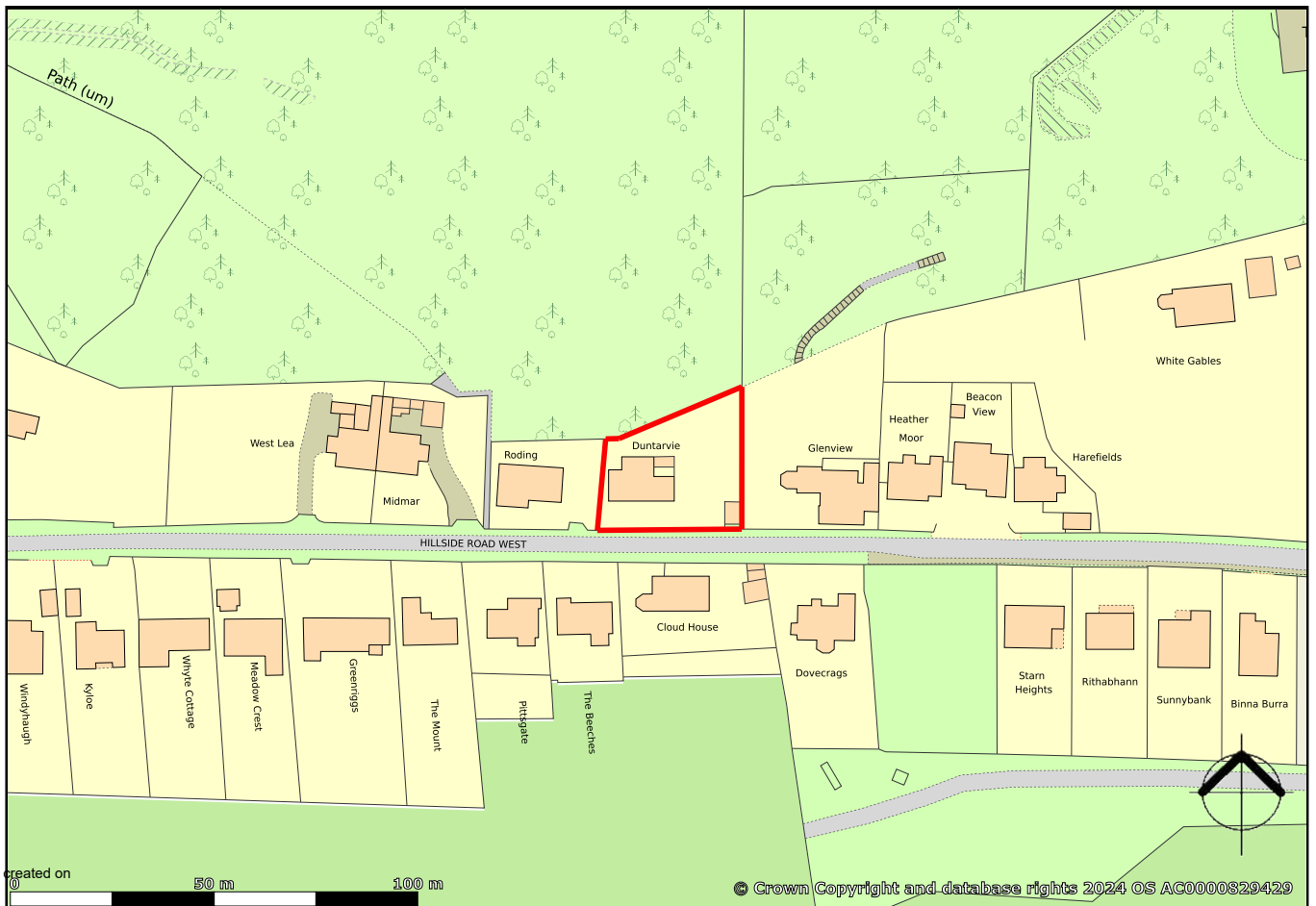












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