



BRIARWOOD ROTHBURY

£375,000

GUIDE
PRICE

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SERVICES

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An immaculately presented detached house enjoying fine views of the National Trust gardens and parkland at Craggside. Dating from the 1930s the house has been upgraded to provide easily manageable and extremely comfortable family living accommodation. The property is situated in an elevated position towards the edge of Rothbury but is within walking distance of all village amenities. Arranged over two floors, the accommodation extends to approximately 120 square metres (1,300 square feet) and comprises, On the Ground Floor; Entrance/Utility, Three Bedrooms and Family Bathroom. On the First Floor, Dining Room, with Juliet balcony, beautiful Kitchen and Living Room, (featuring a bay window). Low maintenance terraced front garden area with stone flags and steps to the property. Parking to the front and the rear of the property for up to four vehicles.

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, golf club, professional and medical services and a full range of local shops. The new Shell forecourt in Thropton is a mile away.

Briarwood

The current owner since purchasing Briarwood has undertaken some major works to the property which include replacement of the Kitchen to a high performance fully fitted kitchen, new floor coverings throughout, the landscaping to the front, including the addition of solid stone steps are a recent addition to Briarwood. Decorations to the property are light, bright and airy, encouraging the reflections of sunshine throughout the property. The arrangement of the Dining Room, leading to both Kitchen and Living space works perfectly for entertaining, closing the doors makes smaller cosy spaces for quite nights in.

Services

Mains electricity, water and drainage. New triple glazed windows in two bedrooms, double glazing doors to dining room, new double glazed front entrance door. A new boiler and Wi-Fi thermostat, gas fired central heating.

Postcode
NE65 7RB

Tenure
Freehold

Local Authority
Northumberland County Council
Tel: 01670 627 000

Council Tax
Council Tax Band: E - £3,021.20- 25/2026

Energy Performance Certificate
EPC Rating: D64 Potental to be C(80)
Full report available upon request.

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



Detail Prepared March 2025
Property Reference 97918213

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Connectivity

Broadband	Download	Upload
Standard	18 Mbps	1 Mbps
Superfast	56 Mbps	9 Mbps

Mobile Coverage		
Indoor		
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Likely
Vodafone	Limited	Limited

Outdoor		
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely
Further checks @ https://checker.ofcom.org.uk		



Approximate total area⁽¹⁾
599 ft²
55.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor



Approximate total area⁽¹⁾
570.16 ft²
52.97 m²

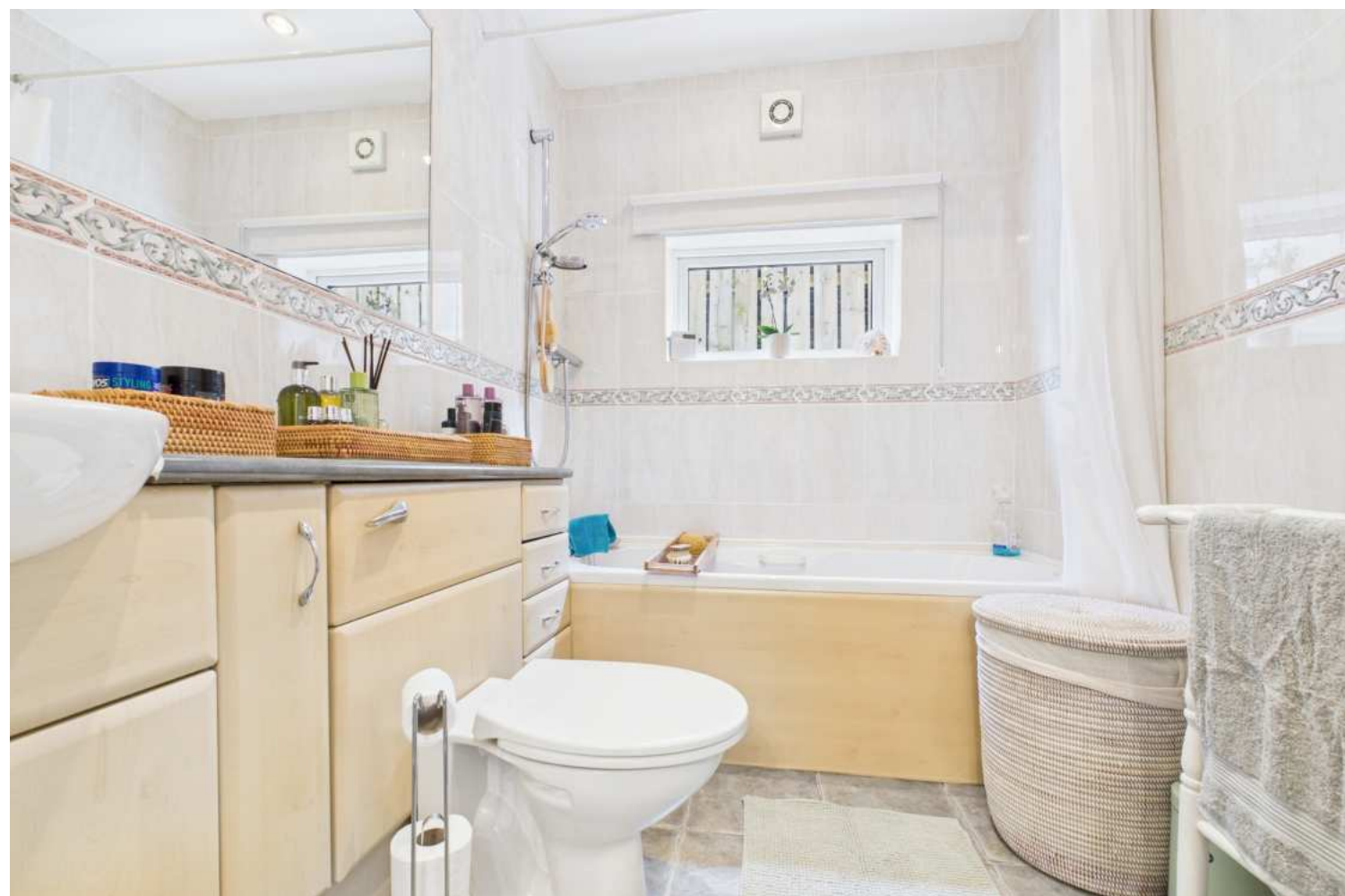
(1) Excluding balconies and terraces

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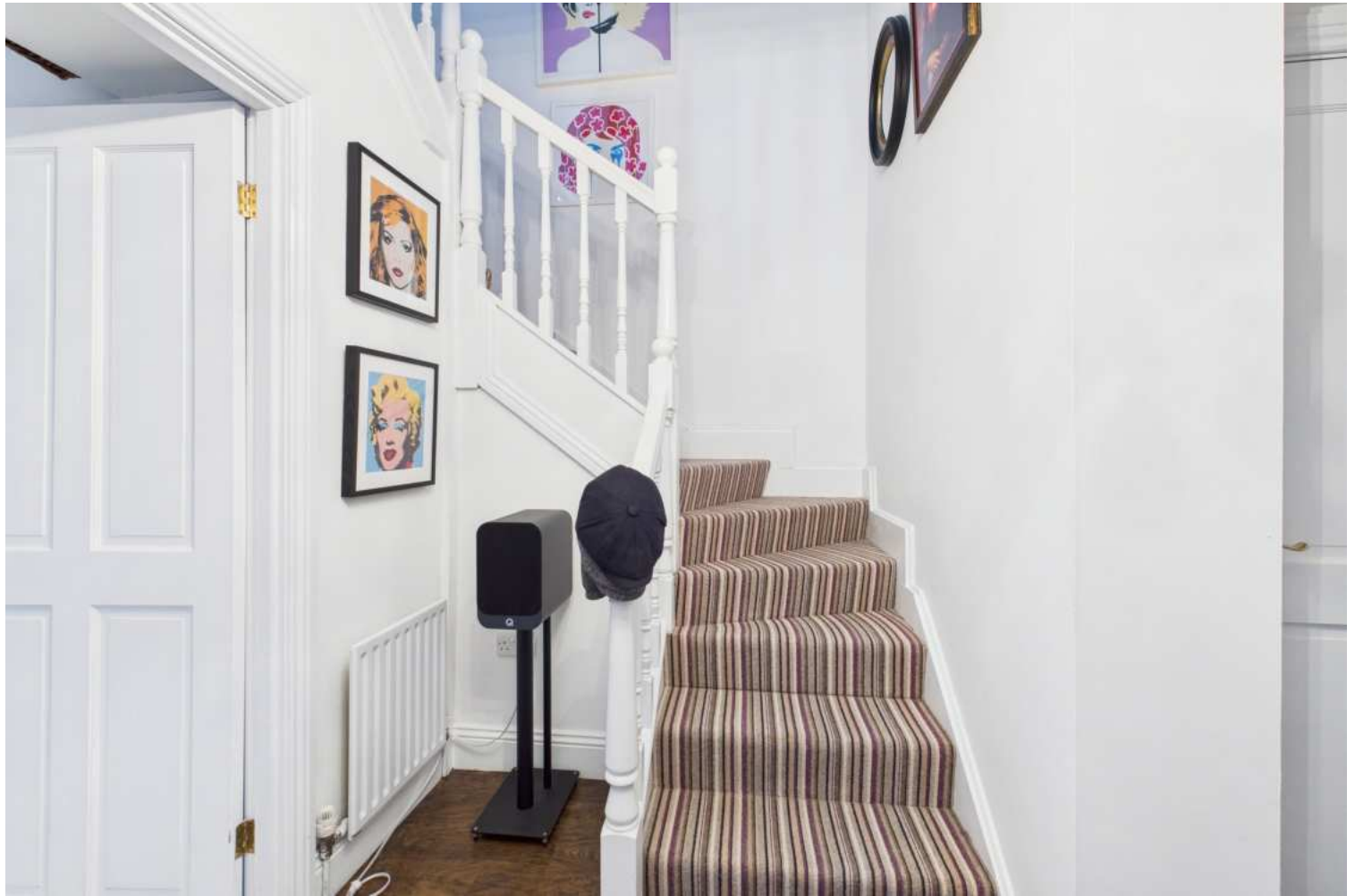
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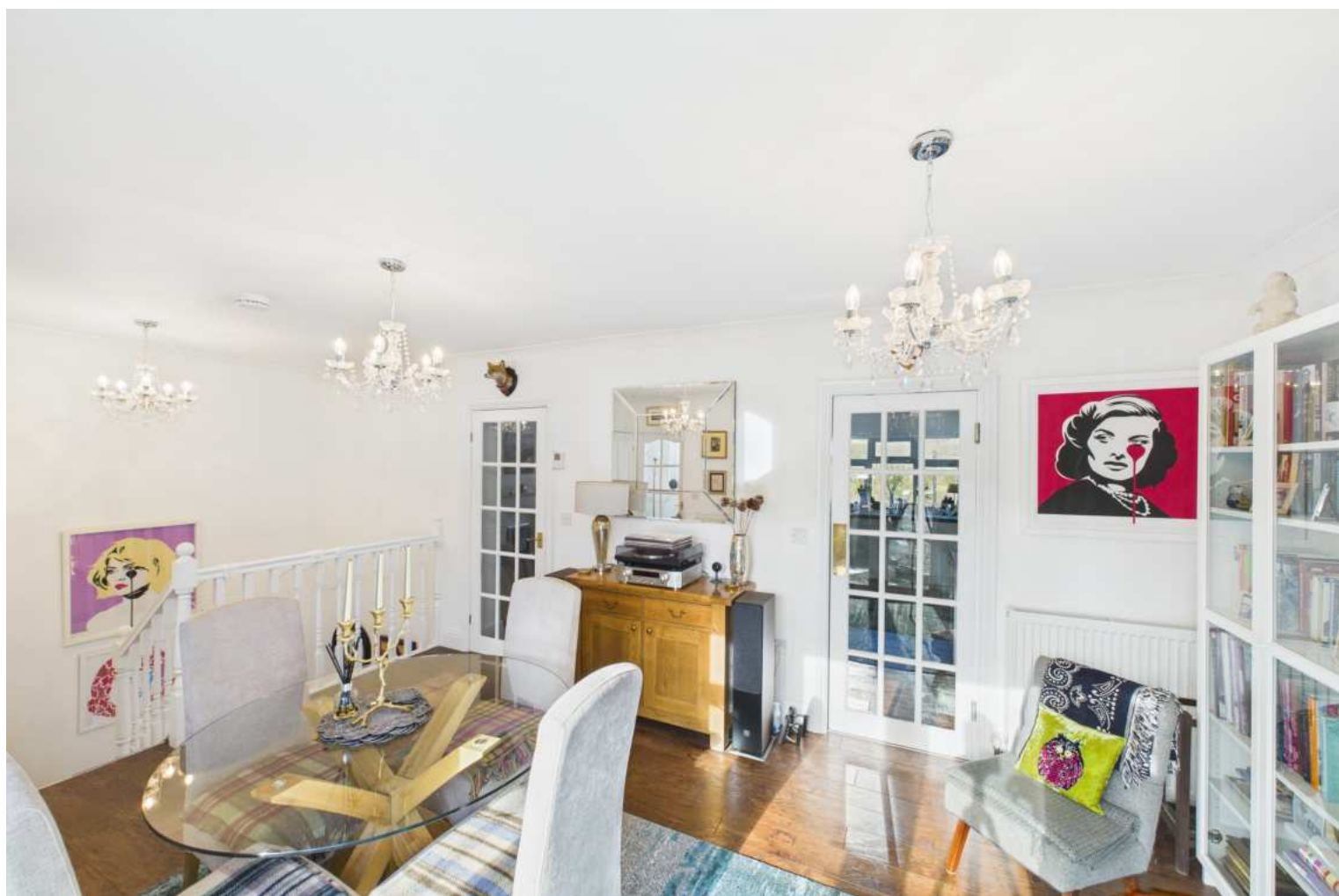
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Lower Ground Floor





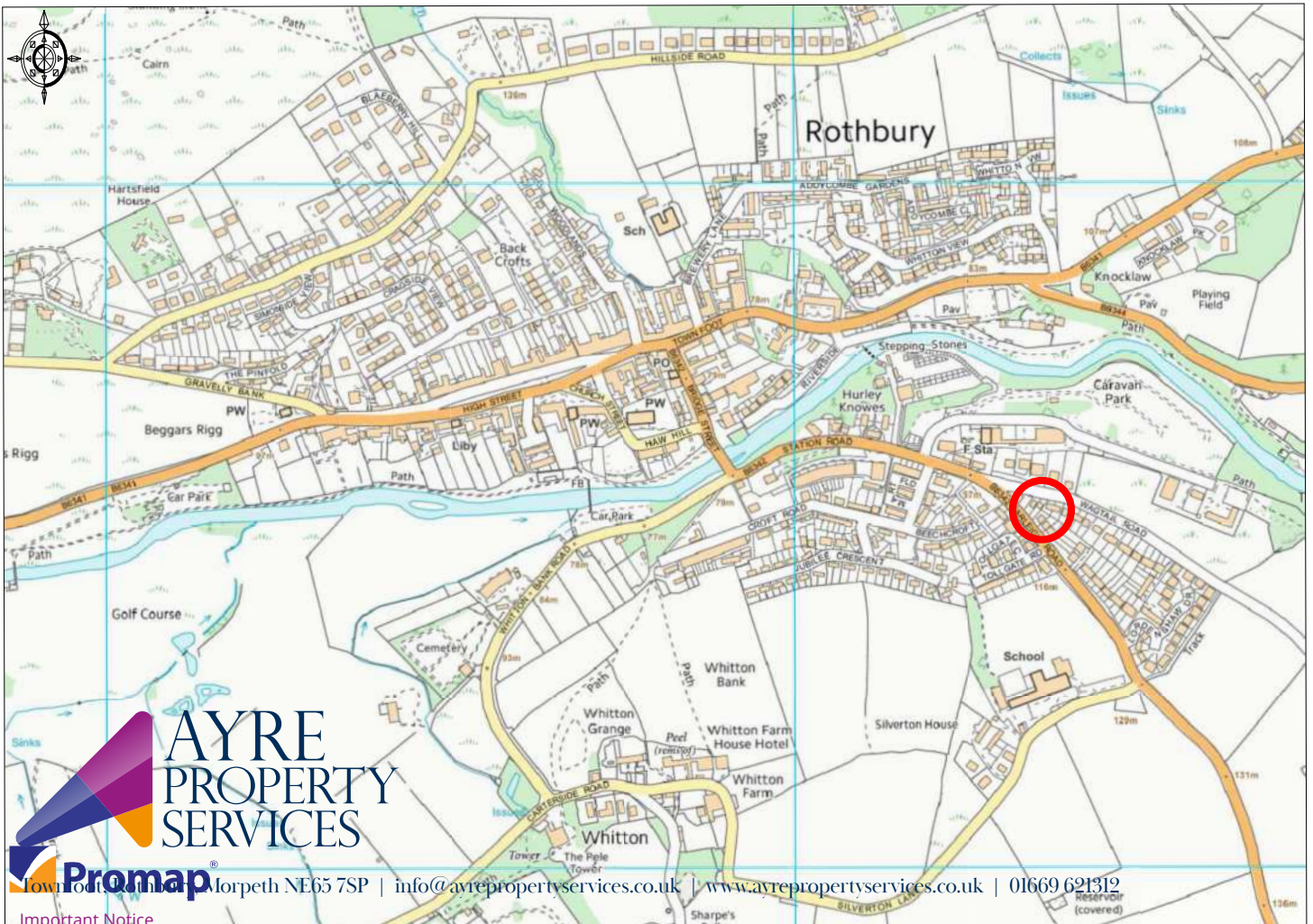












Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute an offer 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.