



# THE COTTAGE ROTHBURY

## £250,000

GUIDE  
PRICE

AYRE  
PROPERTY  
SERVICES

01669 621312  
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The prettiest detached cottage within easy walking distance of all village amenities and Riverside walks. The Cottage is brim full of character and charm, from the peaked door canopy, stone mullioned windows and external shutters with heart detail. Internally there are exposed stone walls, beams and fireplaces. Historically part of the cottage was let out to holiday guests, the current layout would benefit from being reconfigured and modernised, but the property has huge potential to be a very comfortable family home. The Accommodation comprises, Living Room, Kitchen, Sun Room, Snug, Large Utility Room, Two Bedrooms and Two Bathrooms and Porch. Externally there are a pair of garages and well-tended cottage gardens to the front and side.

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.

Services

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

Postcode

NE65 7QJ

Tenure

Freehold

Local Authority

Northumberland County Council  
Tel: 0345 600 6400

Council Tax

Council Tax Band £2,471.89

Energy Performance Certificate

EPC Rating - TBC

Full report available upon request

Location

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

Connectivity

Broadband	Download	Upload
Standard	16 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

Mobile Coverage

Indoor

EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Likely
Vodafone	Likely	Likely

Outdoor

EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

Further checks @ <https://checker.ofcom.org.uk>



EPC Graph

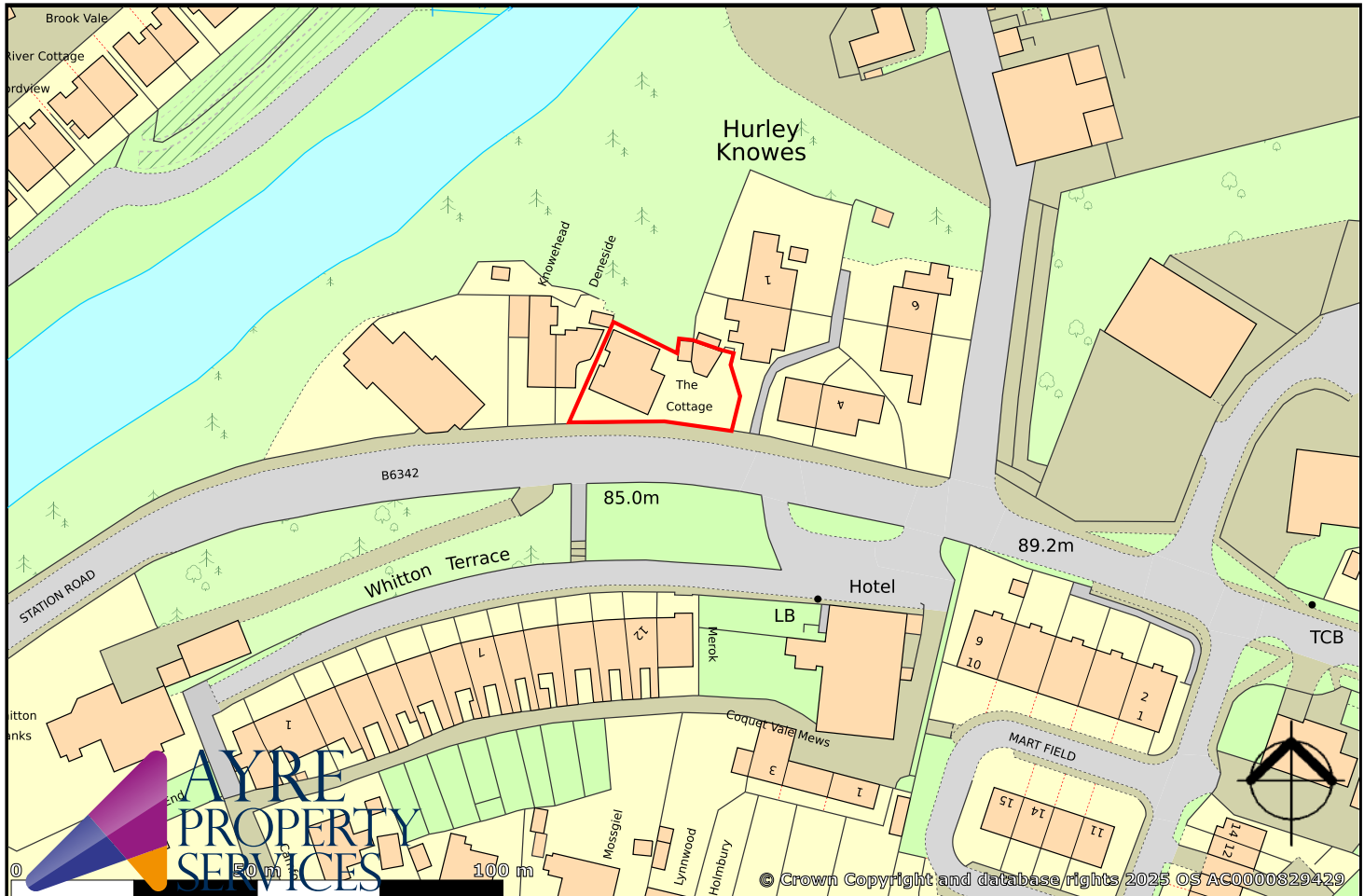












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Plotted Scale - 1:1,250

#### 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.