



# SPRINGFIELD HOUSE ROTHBURY

## £600,000

GUIDE  
PRICE

AYRE  
PROPERTY  
SERVICES

01669 621312

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Springfield is an impressive 6 bedroomed period family residence that features tasteful interiors, with light and airy rooms enjoying a prominent position in Townfoot in Rothbury. Once run as a successful B&B, the property is currently occupied on a residential basis. Arranged over Three Floors, the accommodation comprises. On the Ground Floor; Entrance Hall, Kitchen, Utility Room, Breakfasting Dining Room. Sitting Room, Cloakroom. On the First Floor; Three Bedrooms, Two Bathrooms. On the Second Floor; Two Bedrooms and Bathroom. The property retains much appeal and features many period features including, panelled doors, deep skirtings, parquet flooring, exposed stone walls, large sash windows, moulded cornicing and ceiling roses. Feature fireplaces on the Ground Floor. Three Bathrooms, two at First Floor and one on the Second Floor. Externally there are enclosed private terrace with gates that lead to Springfield Terrace, a space that could be easily used for evening get togethers or morning coffee.



## 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 Craggsdale. 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.

### Title Number

ND71131

### Postcode

NE65 7SP

### Services

Mains electricity, water and drainage.  
Gas fired central heating. Fully double glazed.

### Tenure

Freehold

### Local Authority

Northumberland County Council

Tel: 0345 600 6400

### Council Tax

Council Tax Band: A £1,647.92 - 25/2026

Property is also subject to business rates.

### Energy Performance Certificate

EPC Rating: TBD

### Location

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

### Connectivity

Broadband	Download	Upload
Standard	17 Mbps	1 Mbps
Superfast	56Mbps	9 Mbps

### Mobile Coverage

Indoor		
EE	Limited	None
Three	Limited	Limited
O2	Likely	Likely
Vodafone	Limited	Limited

### Outdoor

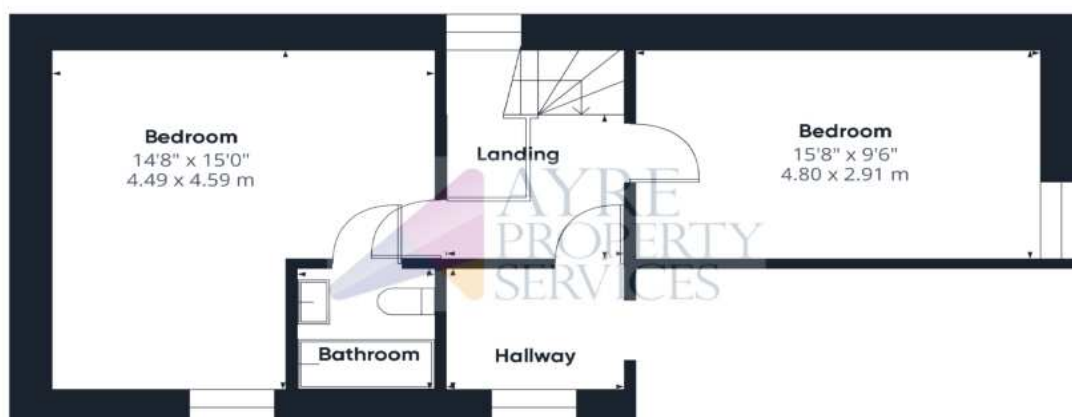
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

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

Detail Prepared April 2025

Property Reference 68917121





#### Approximate total area<sup>(1)</sup>

2382.36 ft<sup>2</sup>

221.33 m<sup>2</sup>

(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.

GIRAFFE 360



























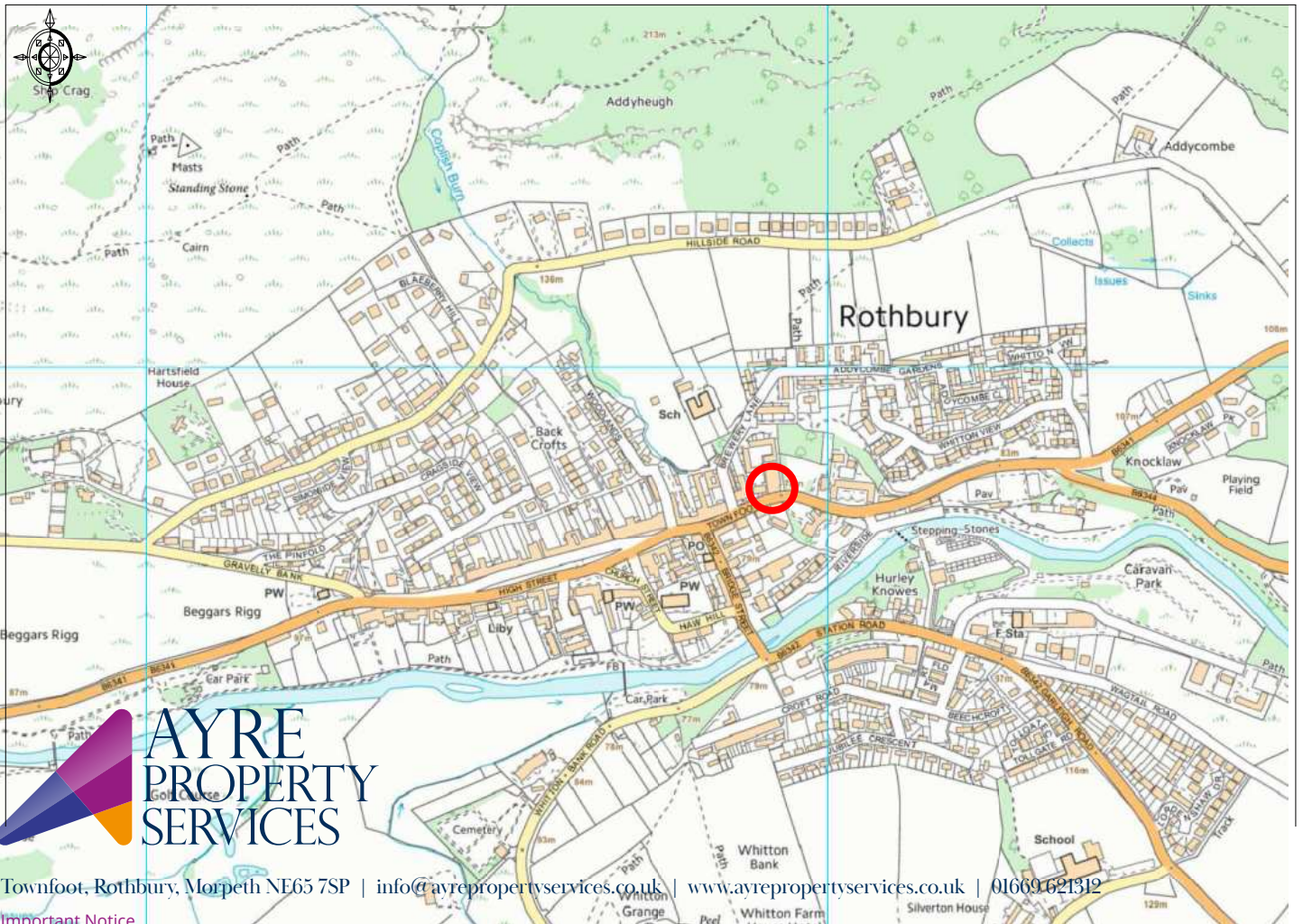












**Important Notice**

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