



NEWLYN ROTHBURY

£275,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312

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A spacious semi-detached bungalow with attractive gardens to both the front and rear. The grounds to the front of the property feature a west-facing garden down to lawn with mature borders. The rear garden enjoys very fine views over the parkland at Cragside and has areas of lawn, flower beds and stone garden shed. The property has been well maintained over the years; although now would benefit from some updating and modernisation. The accommodation comprises; On the Ground Floor; Entrance Porch, Hall, Sitting Room, Dining Room, Kitchen/Breakfasting Room, Bathroom, Two Ground Floor Bedrooms (One with dressing area). On the First Floor Two Double Bedrooms and a further Bedroom which could easily be space for additional Bathrooms.

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.

Newlyn

The property is situated towards the southern edge of the town but is within walking distance of all services and amenities. Accommodation includes a spacious sitting room and dining room with high ceilings, the doors to the Ground Floor are original panelled doors. The kitchen/breakfasting room is particularly light and airy and boasts very fine views. The glazing to the ground floor has decorative leaded stained glass windows.

Postcode

NE65 7RG

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: D £2,471.89 - 25/2026

Energy Performance Certificate

EPC Rating: E41 (Potential to C80)

Location

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Connectivity

Broadband	Download	Upload
Standard	16 Mbps	1 Mbps
Superfast	65 Mbps	14 Mbps

Mobile Coverage

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

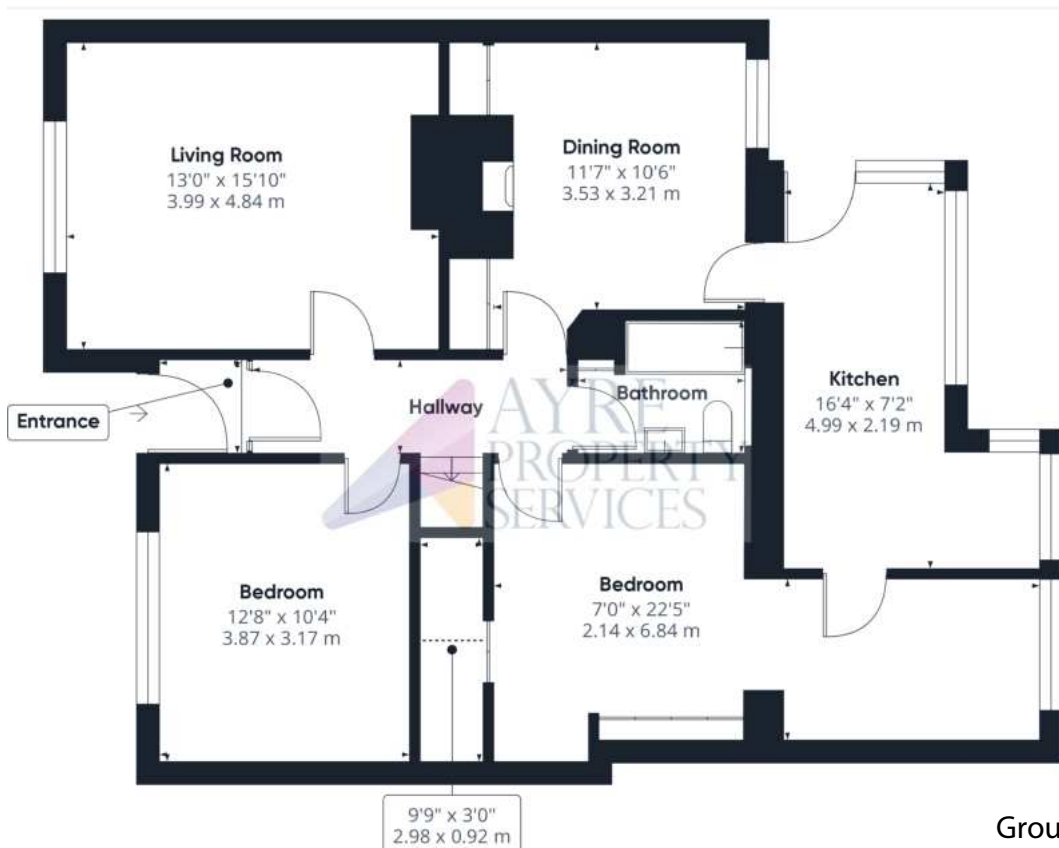
Outdoor

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

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

Details Prepared April 2025

Property Reference 68335294



Ground Floor



First Floor

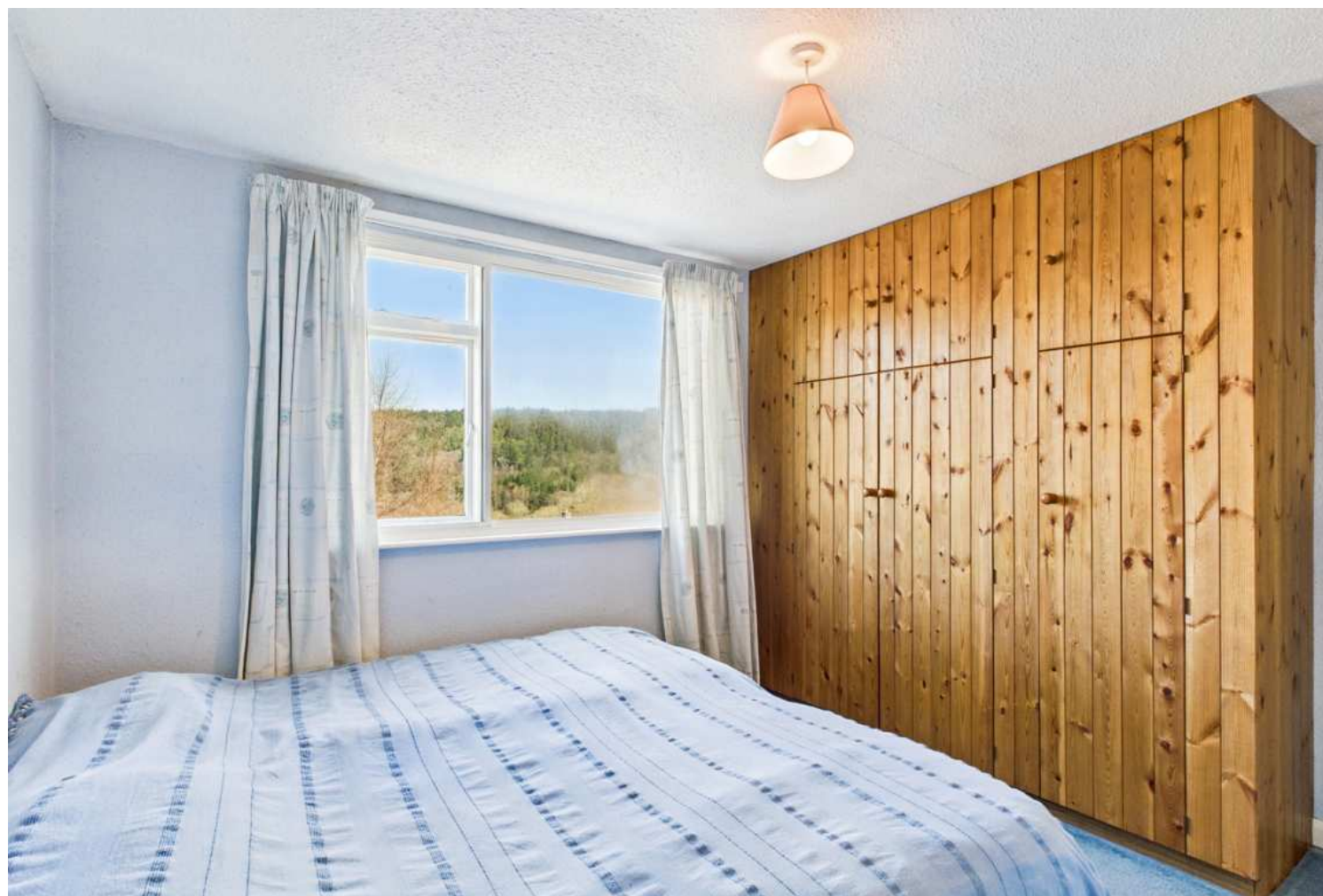








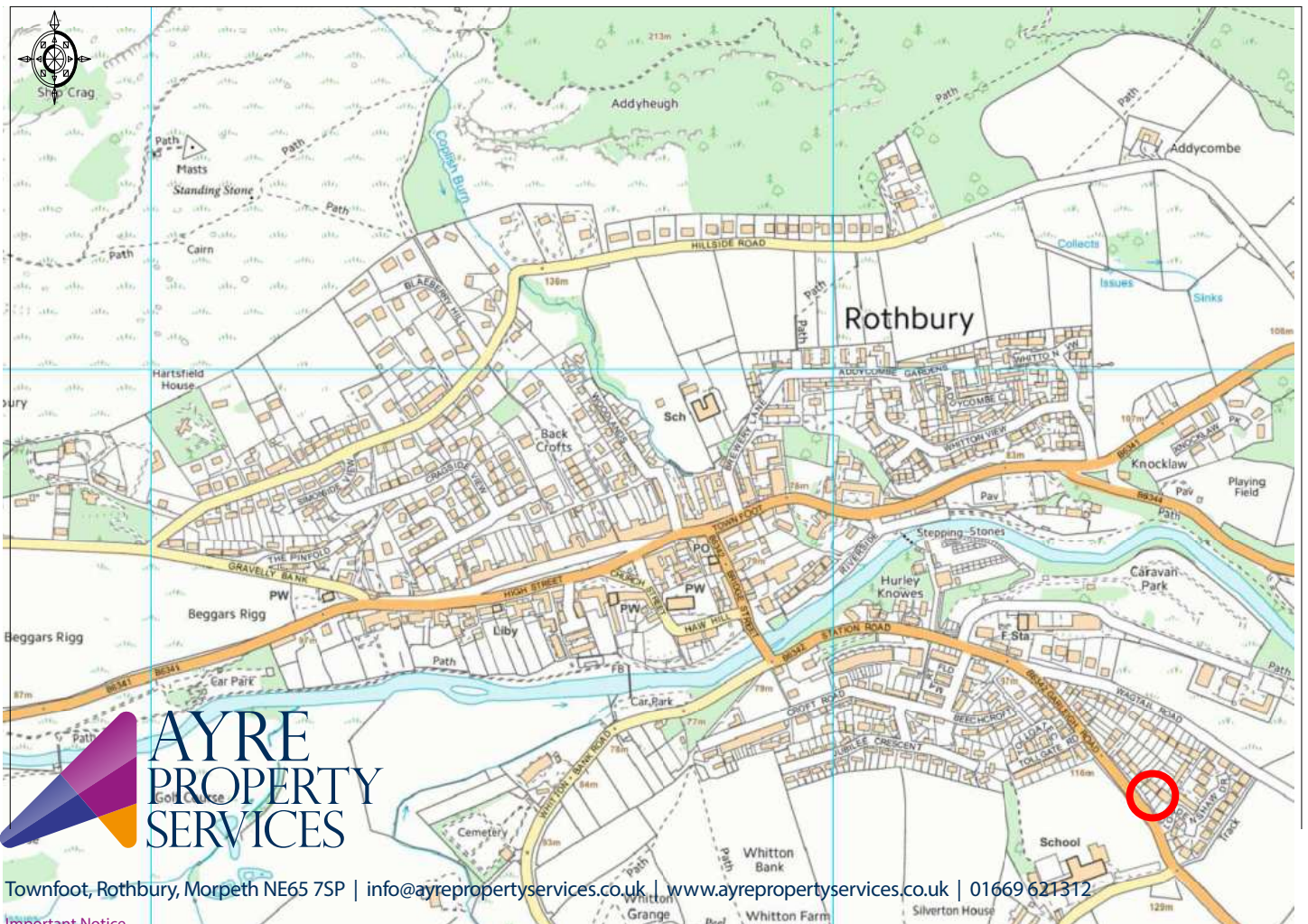












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Important Notice

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