



# HAWTHORN COTTAGE ROTHBURY

## £525,000

GUIDE  
PRICE

AYRE  
PROPERTY  
SERVICES

01669 621312

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An exceptionally well presented detached family house occupying a large plot adjoining farmland and enjoying fine views of the woodland and hills surrounding Rothbury. The property is situated within walking distance of all village amenities. Accommodation comprises Entrance Lobby, Hall, Large Sitting Room, Study (Bedroom 4), Kitchen/Family Room, Garden Room, Utility, 3 Bedrooms and 3 Bathrooms (2 en-suite). The kitchen has fitted wall and base units incorporating a range-style cooker with twin ovens and a gas hob. The principal Bedroom has an en-suite shower-room, fitted wardrobes and double-doors leading out to a balcony. Externally, there is decking with a Juliette Balcony, perfectly positioned to take in the incredible view towards the parkland at Cragside. There are raised beds for a more sustainable lifestyle and large area of lawned terraces enclosed by mature hedging, garden sheds and stores. A single detached garage/workshop with a private driveway.

## 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

ND104407

### Postcode

NE65 7PQ

### 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: F £1,647.92 - 25/2026

### Energy Performance Certificate

EPC Rating: D (Full report available)

### 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

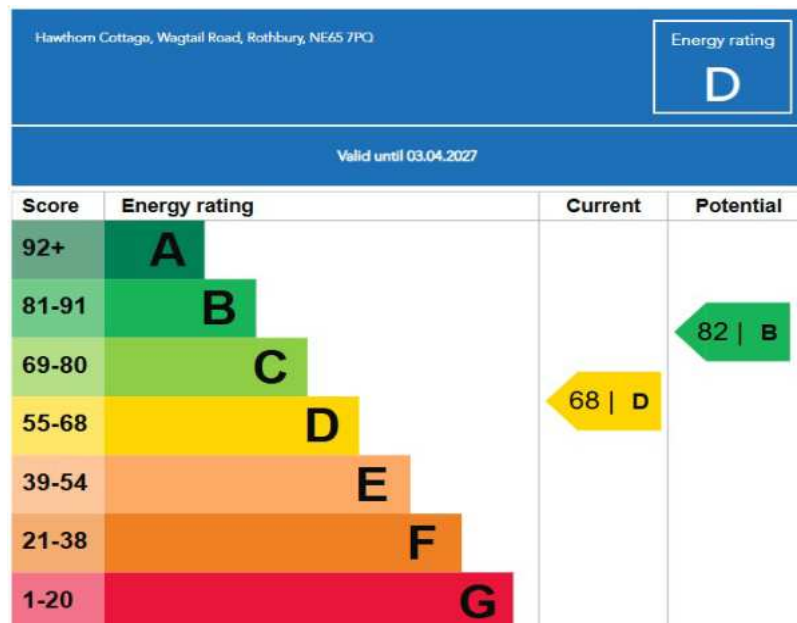
Further checks @ <https://checker.ofcom.org.uk>

### Detail Prepared

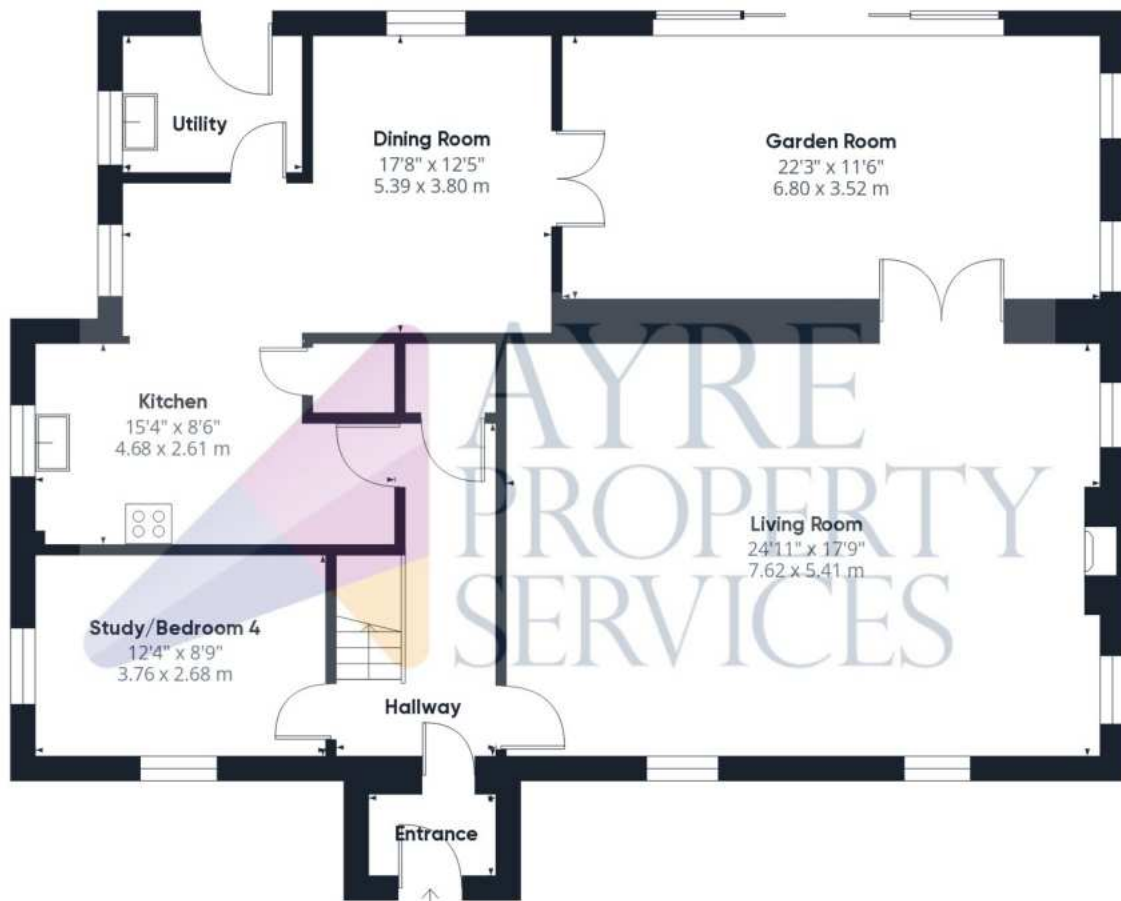
April 2025

### Property Reference

7634305







Floor 0 Building 1



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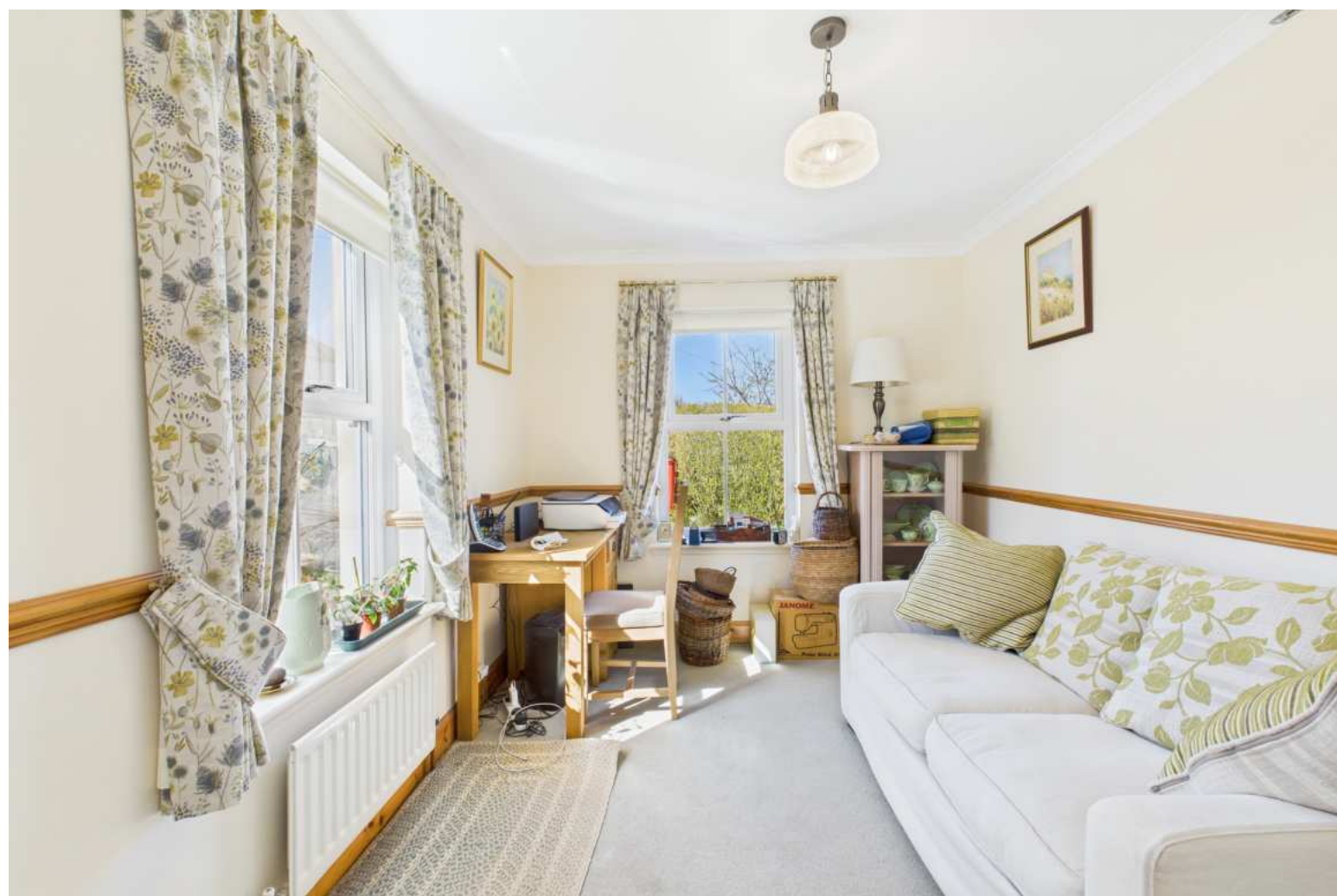


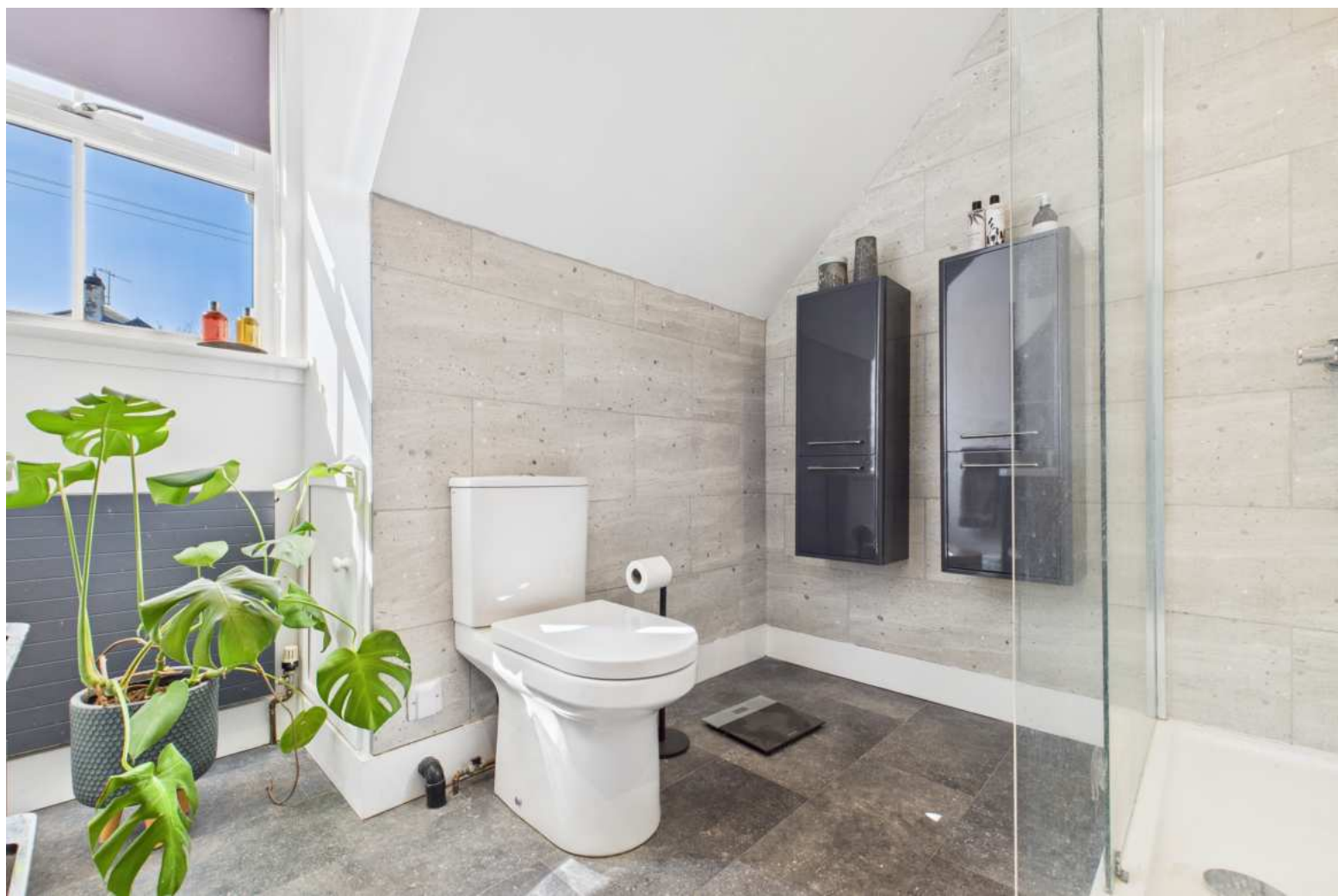
















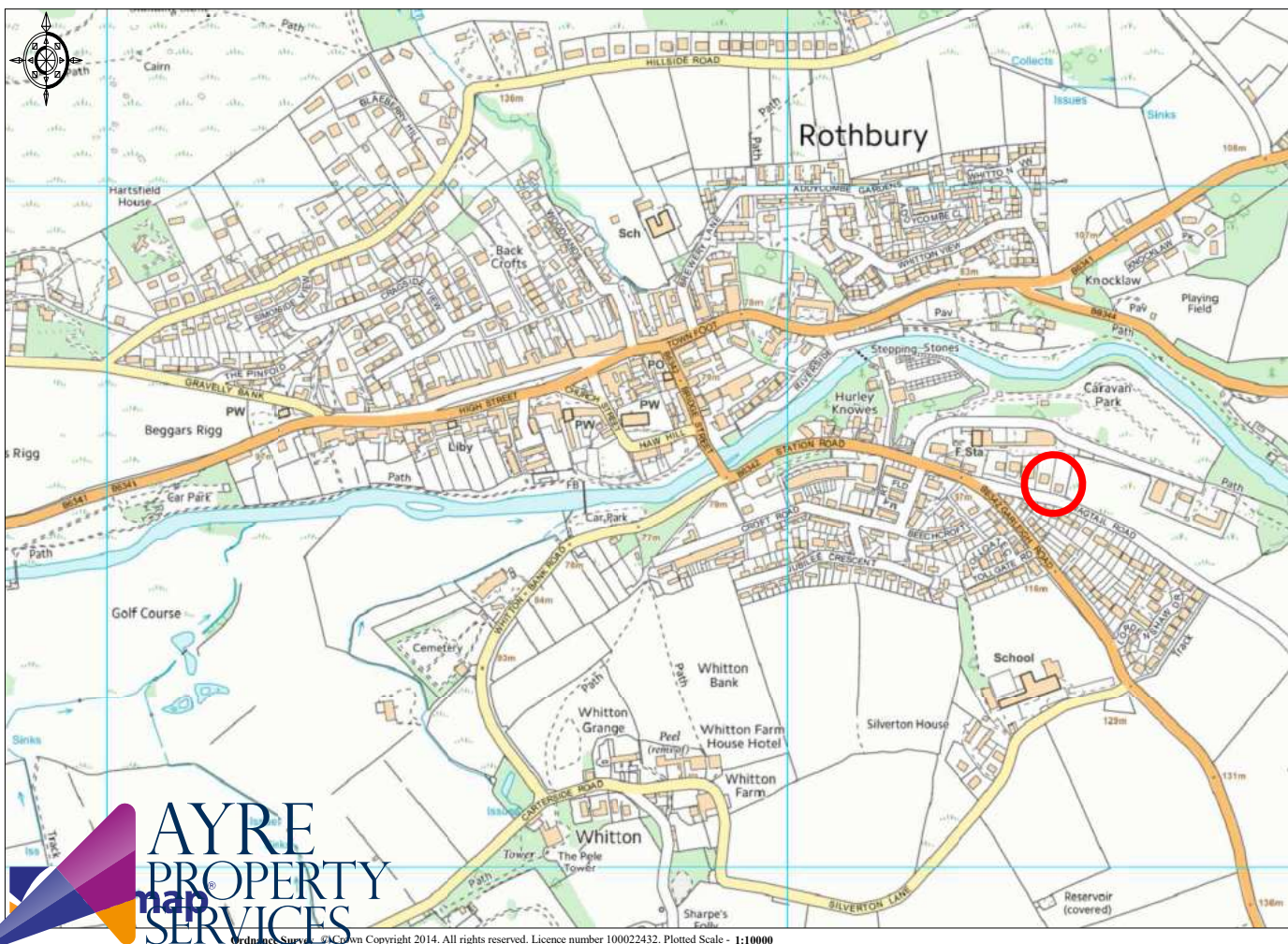
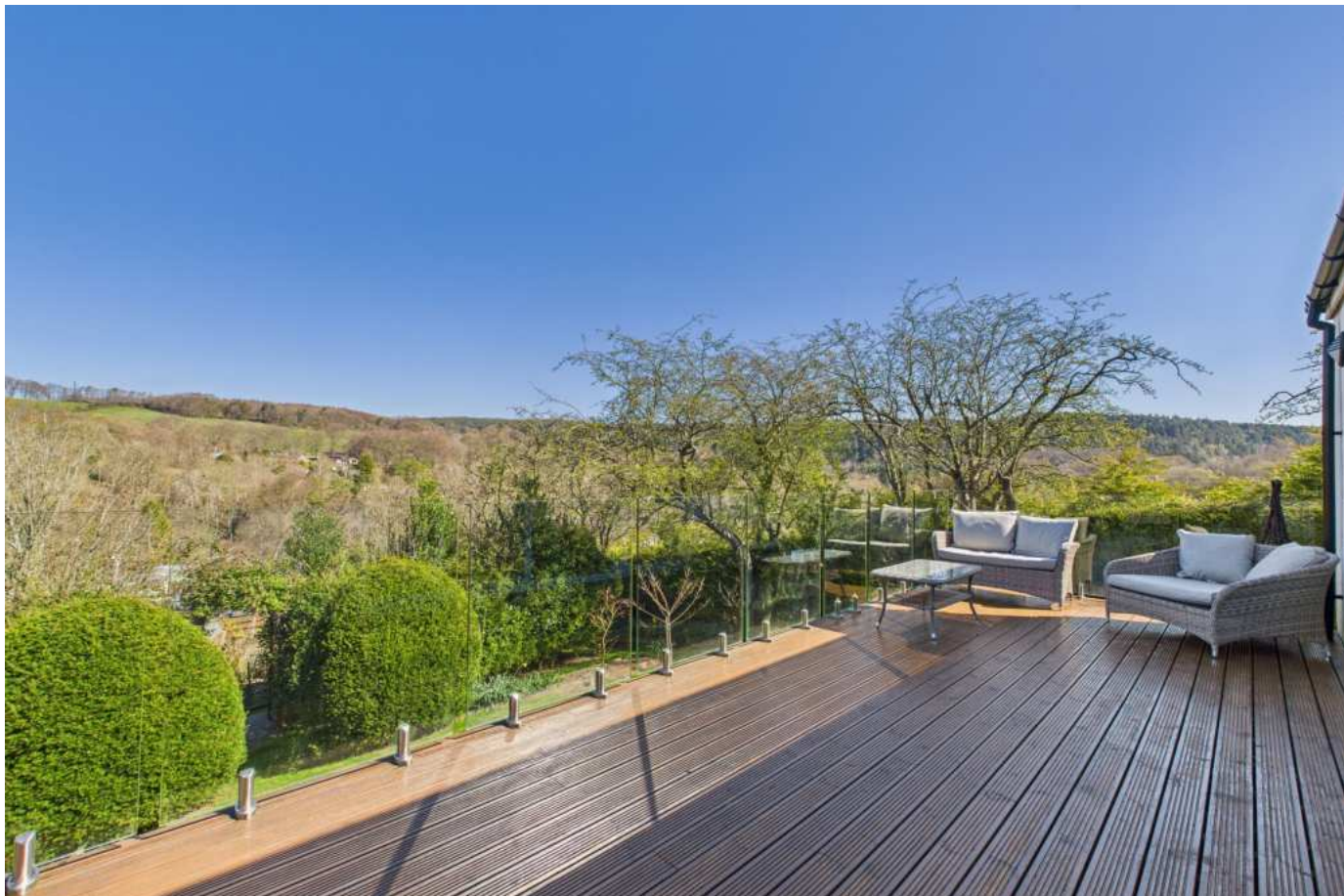












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#### Important Notice

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.