



RIVERSIDE HOUSE ROTHBURY

£285,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

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An exceptionally well presented double fronted end terrace house situated on the eastern edge of Rothbury village. Riverside House is situated in an elevated position on Rothbury's Riverside overlooking the River Coquet and close to all of the amenities and services in Rothbury. The property will be a very comfortable family home, it retains much character, features include, deep skirtings, picture railing and ceiling roses. The Accommodation comprises; Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility, Cloakroom, Three Bedrooms and a family Bathroom. South facing front garden with additional garden on the other side of the public footpath, to the rear there is a yard with sheds, stone flagged patio area and seating on a wooden veranda.

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.

Postcode

NE65 7NS

Services

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

Tenure

Freehold

Local Authority

Northumberland County Council

Tel: 0345 600 6400

Council Tax

Council Tax Band: C £2,197.24 - 25/2026

Energy Performance Certificate

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	80 Mbps	20 Mbps

Mobile Coverage

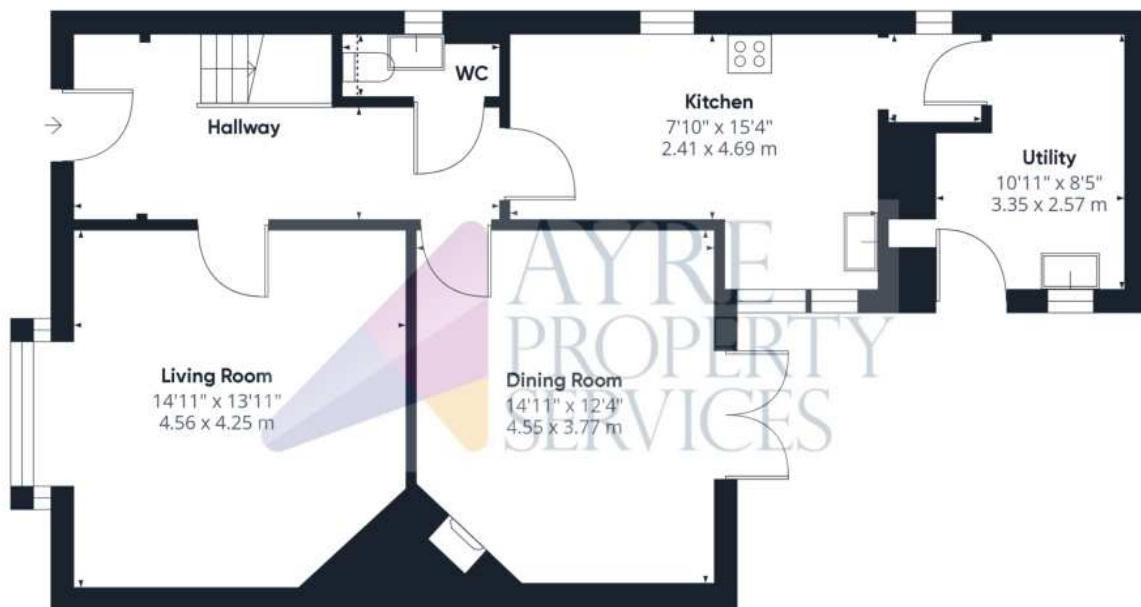
Indoor		
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Limited
Vodafone	Limited	Likely

Outdoor

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

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





Floor 0

Approximate total area⁽¹⁾

1426.68 ft²

132.54 m²

Reduced headroom

1.69 ft²

0.16 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE 360





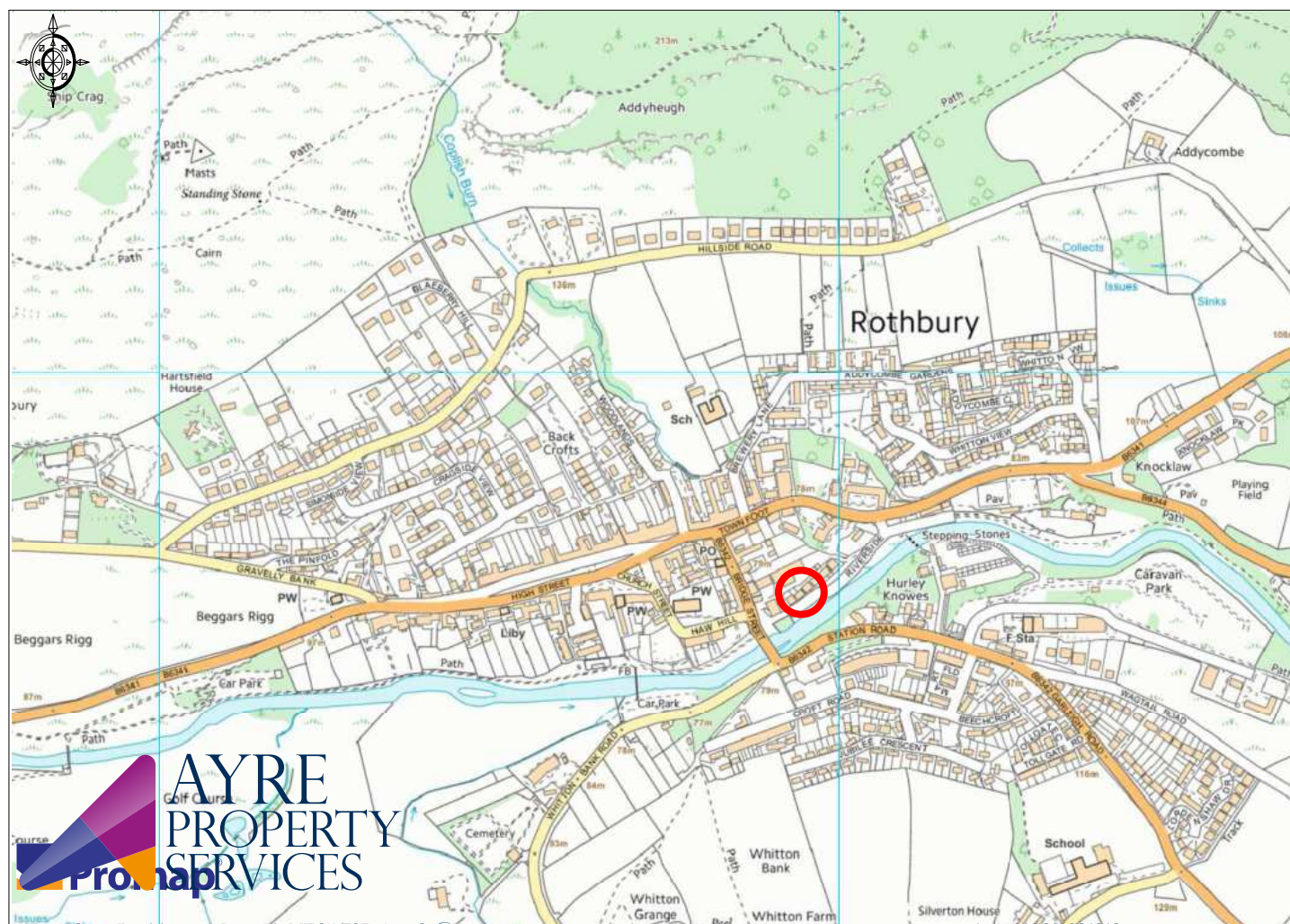












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Important Notice

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.