



ROOKWOOD COTTAGE LONGFRAMLINGTON

£200,000

GUIDE
PRICE

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This delightful two-storey semi-detached cottage constructed of stone and slate is located on Rothbury Road in the popular village of Longframlington. The Grade II listed property requires a degree of modernisation and upgrading but offers huge potential to become a very comfortable home. The Accommodation extends to 961 sq ft and the Ground Floor comprises: Front Entrance Hall, Living Room, Kitchen, Bathroom, Rear Entrance Porch and Hallway. On the First Floor the landing leads to Two Double Bedrooms. There are extensive storage facilities throughout the property. Externally, the gardens to the front of the property are down to lawn with mature borders, a large driveway and a very useful Outbuilding / Workshop. Conveniently there is a bus stop only a few steps away for easy access to the local transport services.

Longframlington

The popular village of Longframlington has facilities that include a Doctors Surgery, an award winning village shop, a renowned butchers and a Country Club. The popular Running Fox is a great 'go to' venue for those looking for refreshments.

Longframlington has a Village Hall that hosts a full itinerary of activities and creative groups.

There are numerous popular pubs and restaurants close by. The small market town of Rothbury, the National Park and the Northumberland Coast are all within easy reach.

Postcode
NE65 8HX

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The Property is in Band B
(£1,855.63- 2025/26).

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.

Connectivity

Broadband

Standard	19 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

Mobile Coverage

Outdoor

EE	None	None
Three	None	None
O2	Limited	None
Vodafone	Limited	None

Indoor

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



Energy Performance Certification

TBC

Details Prepared May 2025
Property Reference 41243087



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
961 ft²
89.3 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360















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