

ROOKWOOD COTTAGE LONGFRAMLINGTON

£200,000 GUIDE PRICE

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.

AYRE PROPERTY SERVICES

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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 refreshements.

Longframlington has a Village Hall that hosts a full itinery 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





Approximate total area^m

961 ft² 89.3 m²



Floor 0 Building 2

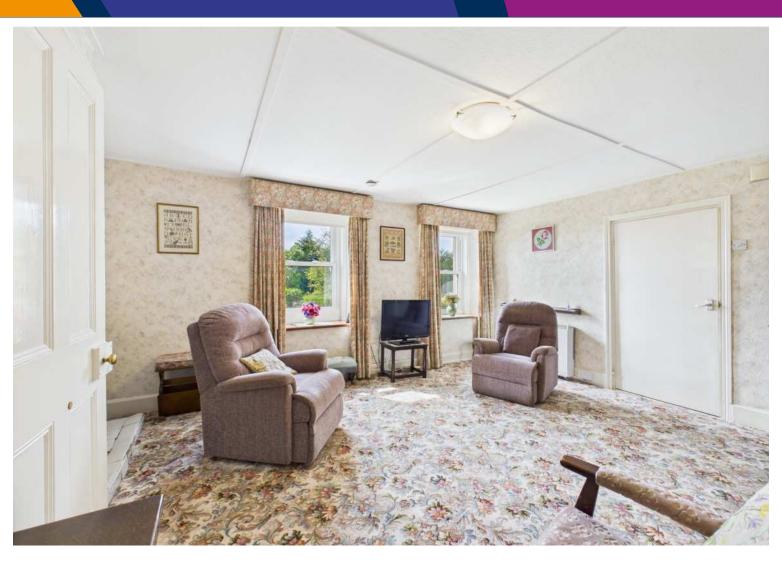
(1) Excluding balconies and terraces

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.

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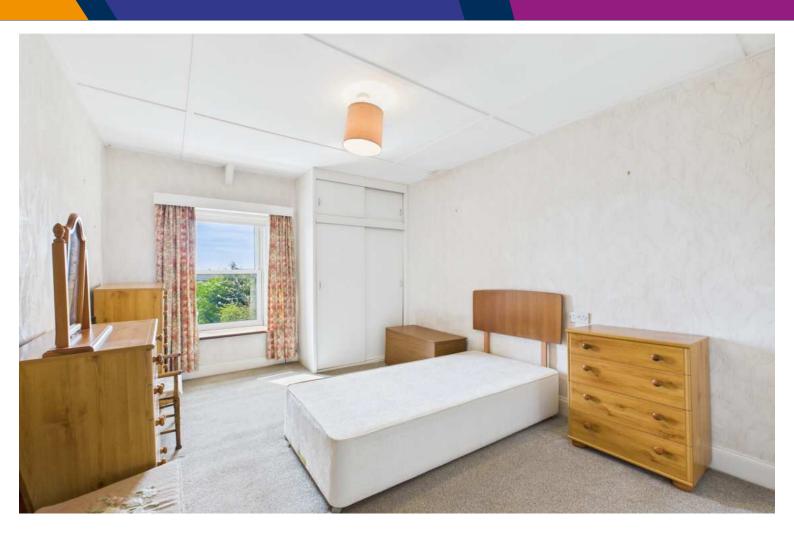






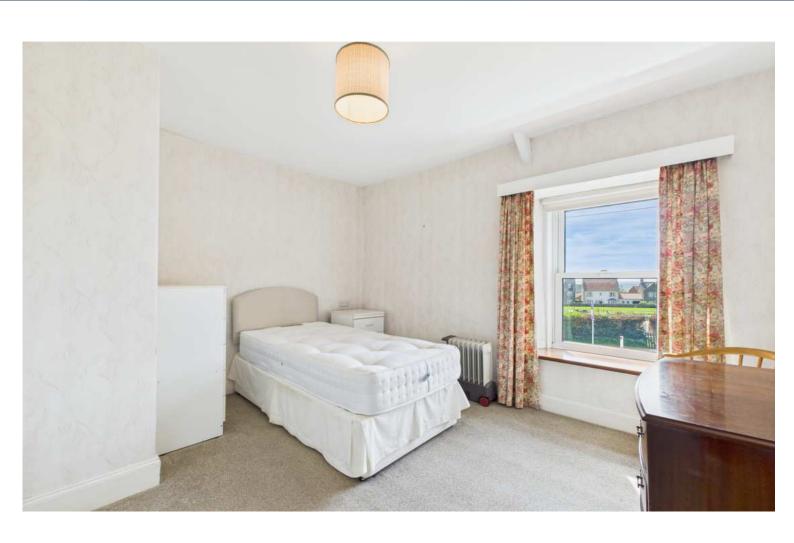




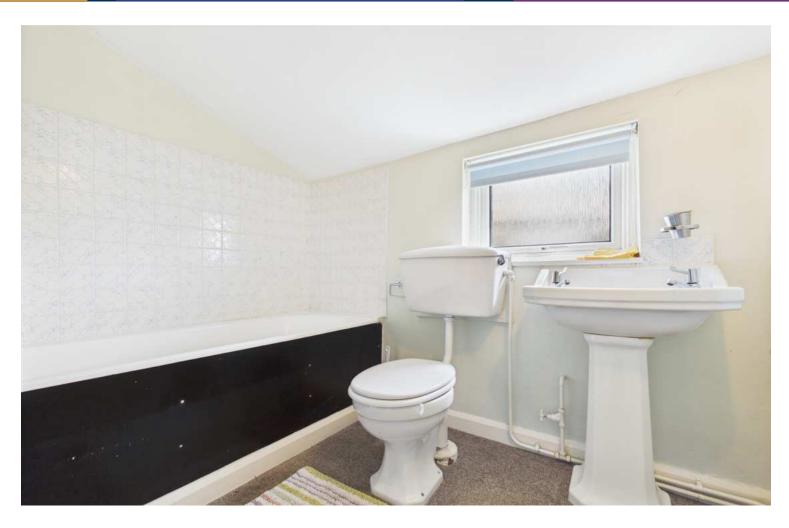






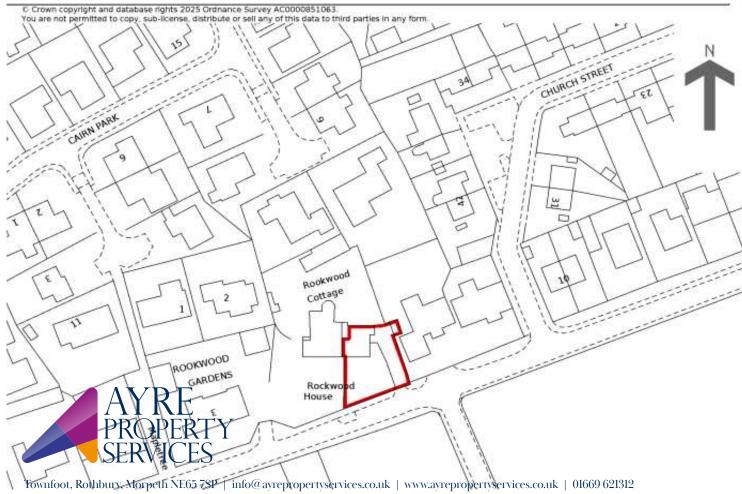












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