



3 LORDENSHAW DRIVE ROTHBURY

£425,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312

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An exceptionally well presented detached family house occupying an elevated plot and enjoying fine views of the woodland and hills surrounding Rothbury. Forming part of an attractive and very popular small development constructed approximately 20 years ago. Lordenshaw Drive is situated towards the southern edge of Rothbury close to the Middle School and Fitness Centre and within walking distance of the village centre. The house offers spacious family accommodation and enjoys fine views towards the gardens and woodland of the National Trust's Cragside Estate. The Accommodation comprises: On the Ground Floor; Entrance Hall, W.C., Living Room with Log Burning Stove, Kitchen/Dining Room and Utility Room. On the First Floor, there are 4 double Bedrooms, the Principal Bedroom has an En-Suite Shower Room, and Family Bathroom. Externally there are gardens to the front and rear, the rear is predominantly down to lawn and there is a single garage and ample parking.

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 Craggside. 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

ND138030

Postcode

NE65 7JU

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 £3570.51 - 25/2026

Energy Performance Certificate

Currently a C Rating

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

May 2025

Property Reference

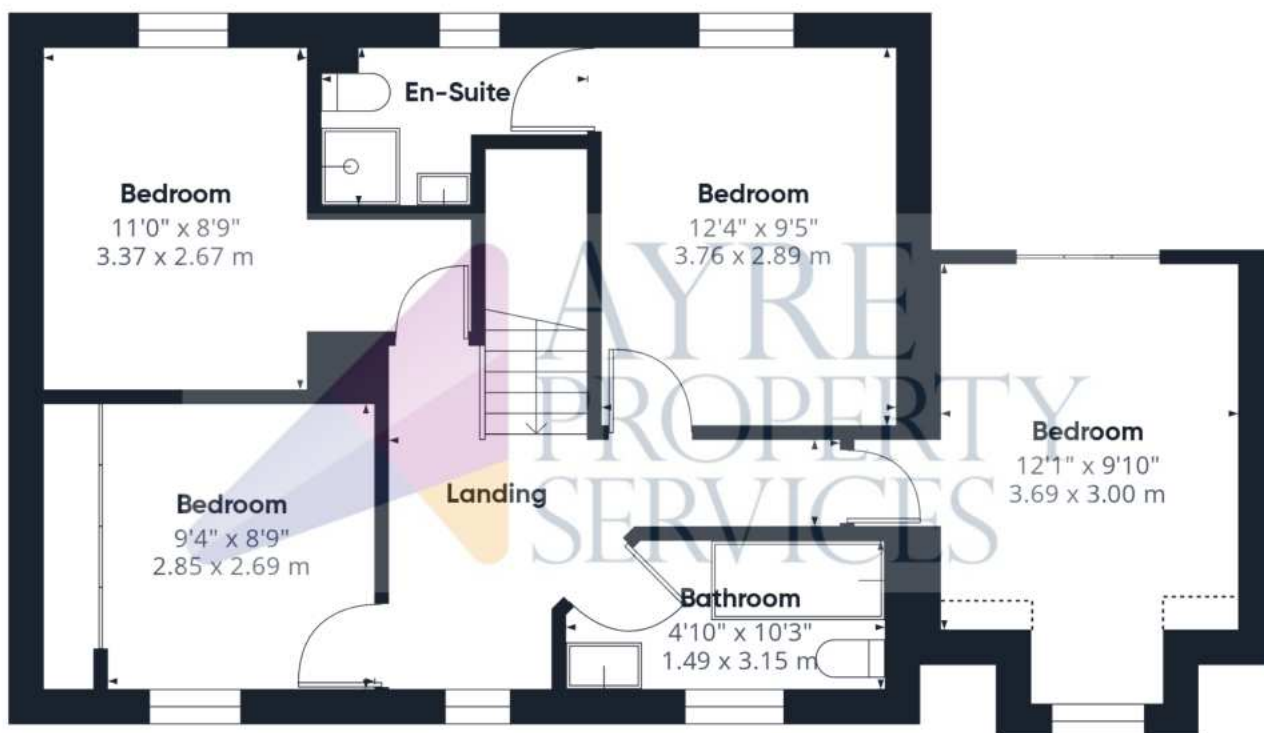
45324736



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



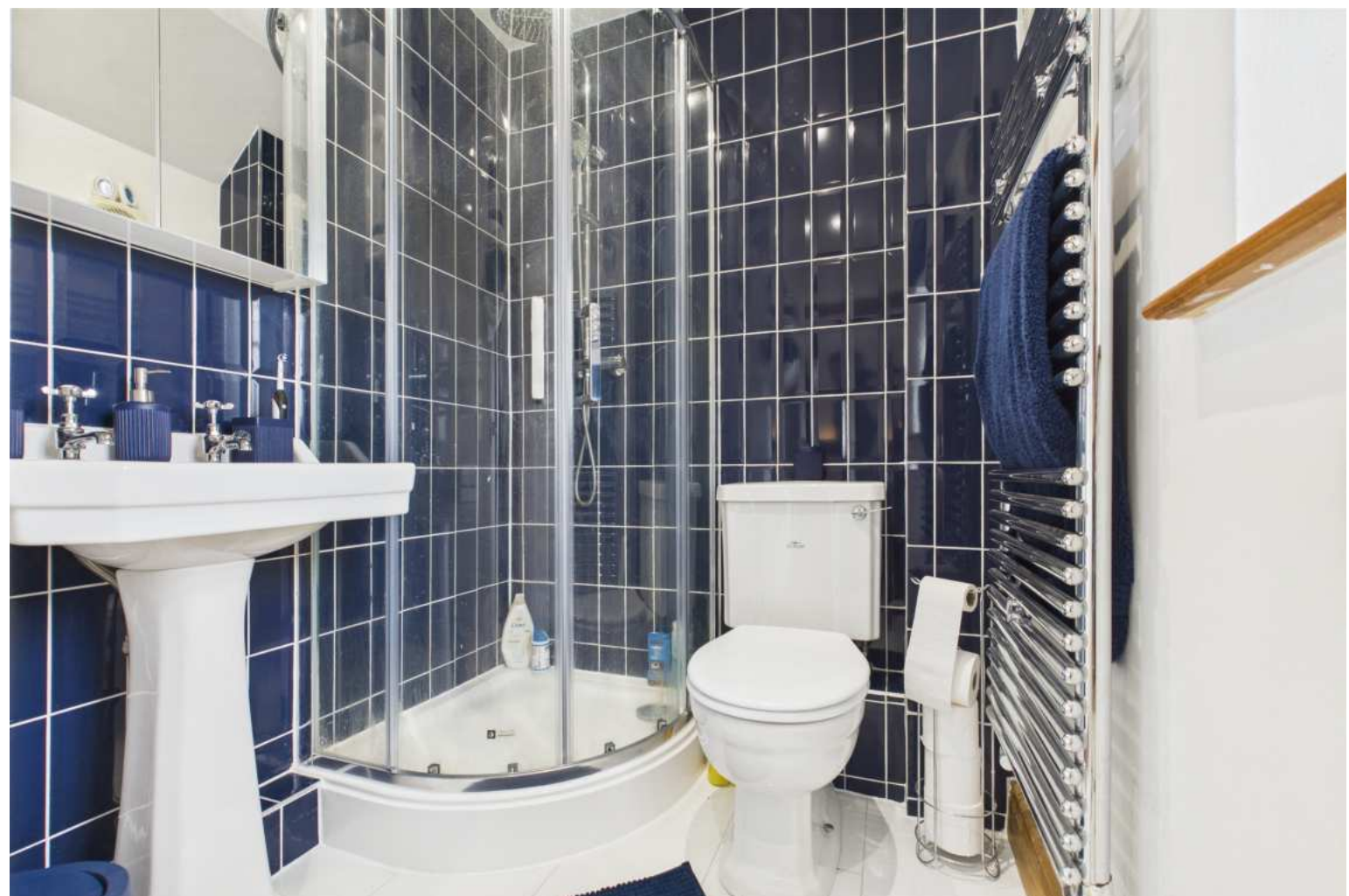
Floor 0



Floor 1















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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.