



GAS WORKS COTTAGE ROTHBURY

£435,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
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A detached property occupying a site extending to approx. 0.6 hectare (1.6 acres). The property is located on the eastern edge of Rothbury with an easy reach of Rothbury Village either from the B6341 or along the Riverside woodland path. Approached by a private gated drive, the spacious accommodation is arranged over two floors, extends to approximately 1,500 square feet (140 sq. mts.) and comprises; On the Ground Floor; Entrance. Kitchen with walk-in pantry, Living Room with Log Burning Stove, Dining Room, Large bright Garden Room with doors out to the secluded gardens. On the first floor; 4 Double Bedrooms and Family Bathroom. The Principal Bedroom has a balcony overlooking the gardens. Externally there are beautiful gardens, stocked with mature borders, wildflowers, fruit trees, walkways and pretty seatings areas, a garden swing, and a pond. At the rear of the property there is an area of Woodland. A large external garage / store and parking for multiple vehicles.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then 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/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

Services

Mains electricity, drainage & water. Mains Gas Central Heating. Fully Double Glazed.

Postcode

NE65 7XG

Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

Council Tax Band: D - £2,471.89 25/26

EPC Rating

Current Rating - D
Full report available upon request.

Connectivity

Broadband	Download	Upload
Standard	15 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

Mobile Coverage

Indoor		
EE	Limited	None
Three	Limited	Limited
O2	Likely	Limited
Vodafone	Likely	Likely

Outdoor

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

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



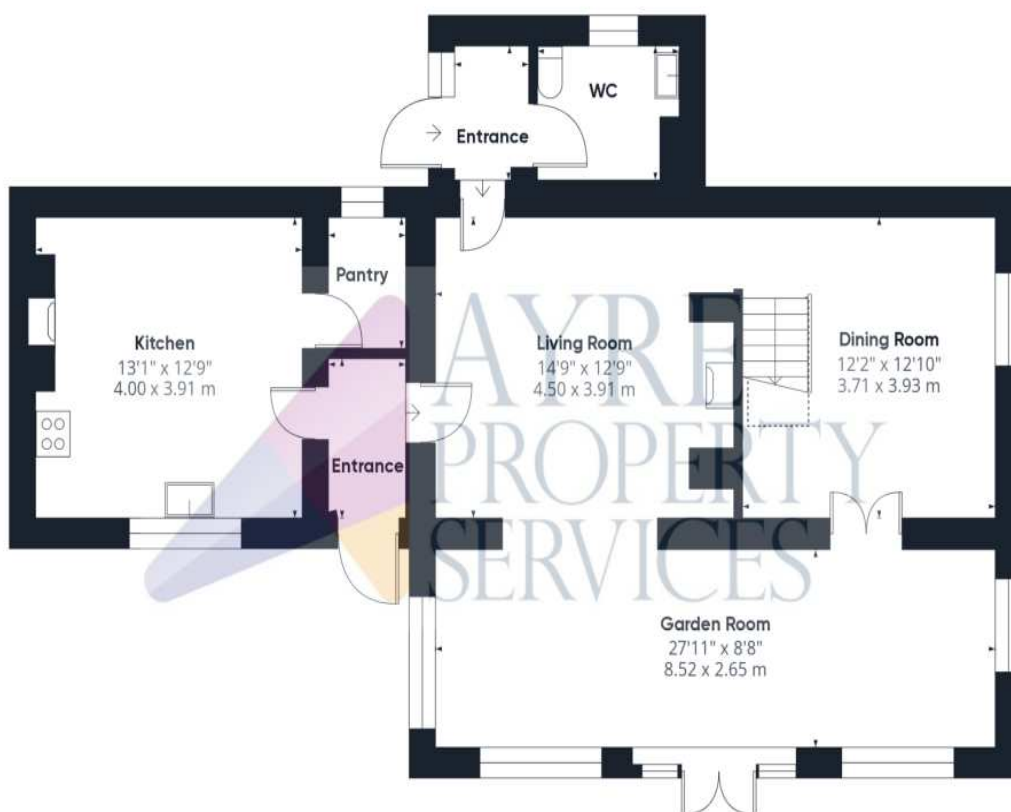
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by appointment with the selling agents.

Tenure

Freehold



Floor 0



Floor 1

Approximate total area⁽¹⁾

1493.6 ft²

138.76 m²

Reduced headroom

15.53 ft²

1.44 m²

(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.

GIRAFFE360















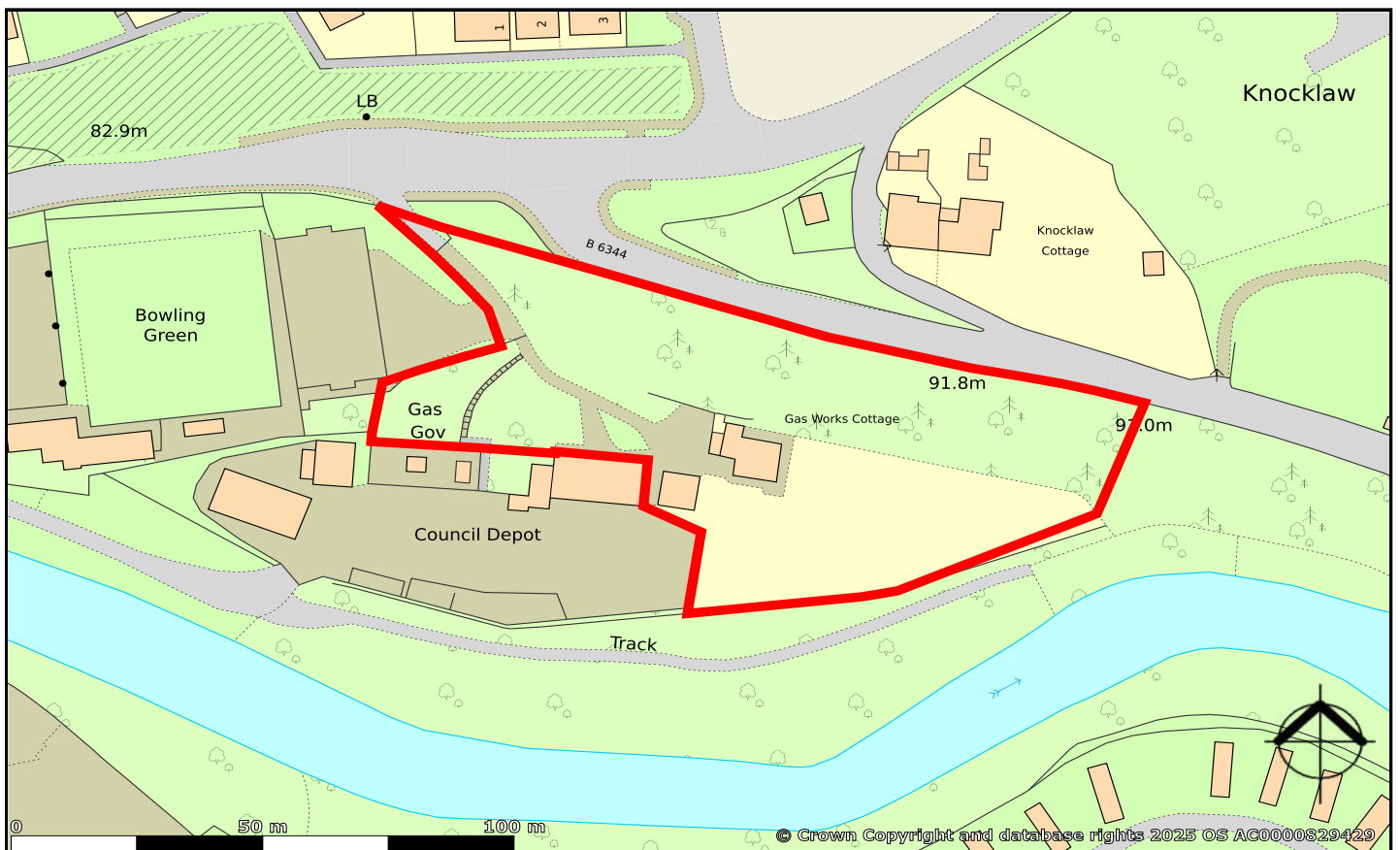


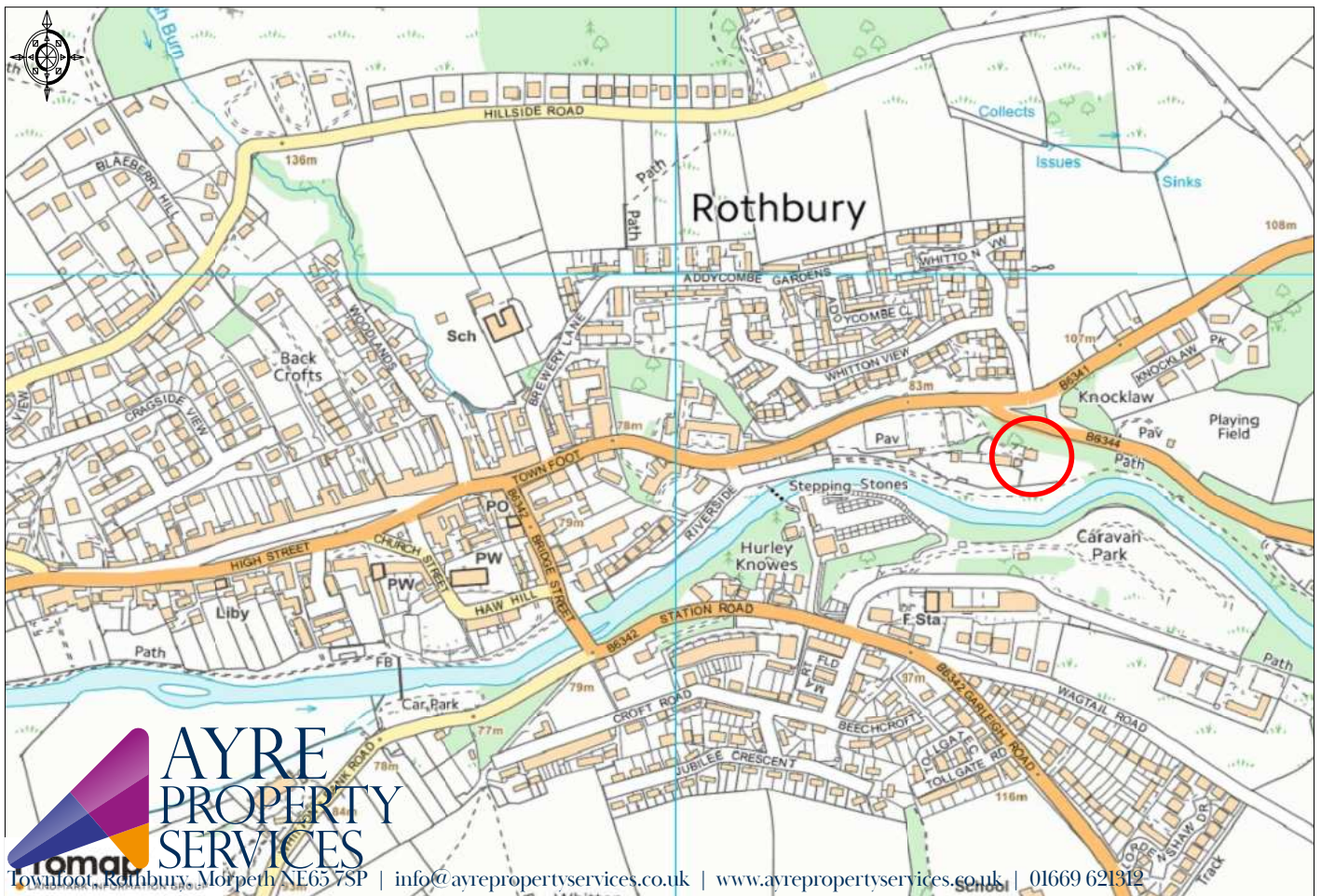






Gas Works Cottage, Rothbury, Morpeth, NE65 7XG





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Important Notice

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