



11 CRAGSIDE VIEW ROTHBURY

£490,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
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An immaculately presented detached property recently extended and modernised to an exceptionally high specification with interior fixtures, fittings and decoration of superior quality. Accommodation comprises Entrance Hall, Cloaks area, Utility space and W.C.. The property is split level to first floor offering open plan living, dining and kitchen with access to a balcony enjoying stunning views. There is a second Living Room/Cinema Room with a log burning stove. On the Lower Ground Level, there is a modern Family Bathroom, Four Double Bedrooms, the principal Bedroom has a Dressing Area and En-suite Shower Room. To the rear of the property there is a separate Garden Room with W.C. Currently set up as a gym this would also lend itself to accommodating a home work space, studio or salon; there is access along the side of the building from the front or via the terrace from the rear of the property. The rear garden can be accessed via double doors from the Cinema Room or Principal Bedroom and has a paved terrace with wood fuelled hot tub, a lawn and a number of seating areas to take in the incredible scenery towards the Simonside Hills and Upper Coquet. The Garage and driveway will comfortably accommodate a number of 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 & Triple Glazed.

Postcode

NE65 7YU

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 - TBC

Full report available upon request.

Connectivity

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

Mobile Coverage

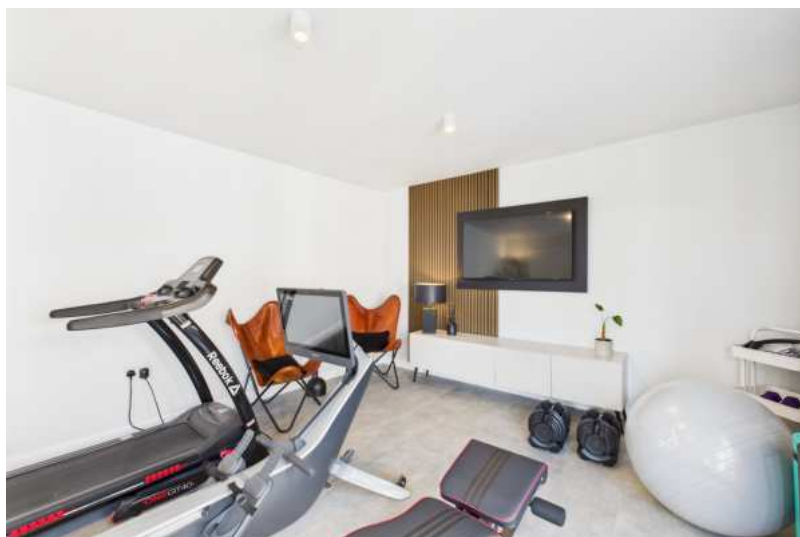
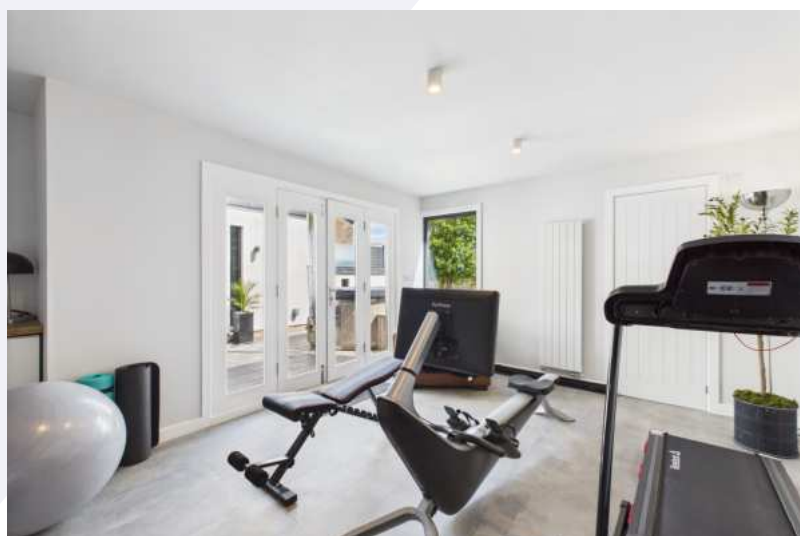
Indoor		
EE	Limited	None
Three	Limited	Limited
O2	Likely	Limited
Vodafone	Likely	Likely

Outdoor

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

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

Details Prepared May 2025
Property Reference APS 37514651



Viewing

Strictly by appointment with the selling agents.

Tenure

Freehold



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area²⁰

1973.89

183.3m²



















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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.