



# STONEYGATE HILLSIDE ROTHBURY

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PROPERTY  
SERVICES

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## £425,000

GUIDE  
PRICE

An exceptionally well-presented detached dormer bungalow on Hillside East, set within attractive grounds and gardens and enjoying outstanding views over Rothbury and the Simonside Hills. Freshly decorated throughout, the spacious accommodation comprises a Sun Room, Entrance Hall, Sitting Room with newly installed log burning stove, Dining Room, well-appointed Breakfasting Kitchen, Utility Room, two ground-floor double Bedrooms, and Shower Room. To the First Floor, there is a further double Bedroom, (with air conditioning unit) and a newly fitted Bathroom, and loft storage. Externally, the property benefits from triple garage/workshop space, and ample rear parking. The front garden features a patio area with steps leading down to a lawned area and greenhouse.



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 then influence of Lord Armstrong and Craggs. Facilities include First and Middle Schools, a library, art centre, a number of public houses/ restaurants, golf club, professional & medical services and a full range of local shops. The new forecourt and shop in Thropton Village is but a mile away.

Stoneygate

The house offers immaculately presented and very comfortable living accommodation which currently incorporates a two ground floor bedrooms and modern shower room with large walk-in shower. There is a further bedroom and an additional bathroom on the first floor. The sitting room has a attractive cornicing and picture railing and a bay window affording views of Rothbury and the Simonside hills. A newly refreshed kitchen with new worktops and neff appliances.

Externally there are front and rear gardens, triple garaging/workshop. The front garden features areas of paving, stone walls, lawned areas and steps, and a terrace/seating area with fine views. To the rear of the house there is a flagged terrace. The garages abutt rear terrace accessed via a drive to the side of the house.

Services

Mains electricity, water and drainage.  
Oil Fired Central Heating. Electric underfloor heating to the kitchen area, air conditioning unit to the first floor.

Postcode

NE65 7YG

Energy Performance Certificate

Current Rating E, full report available upon request.

Local Authority

Northumberland County Council  
Tel: 01670 627 000

Council Tax

The property is in Band E, (£3,021.20 - 2025/26).

Tenure

Freehold with vacant possession.

Viewing

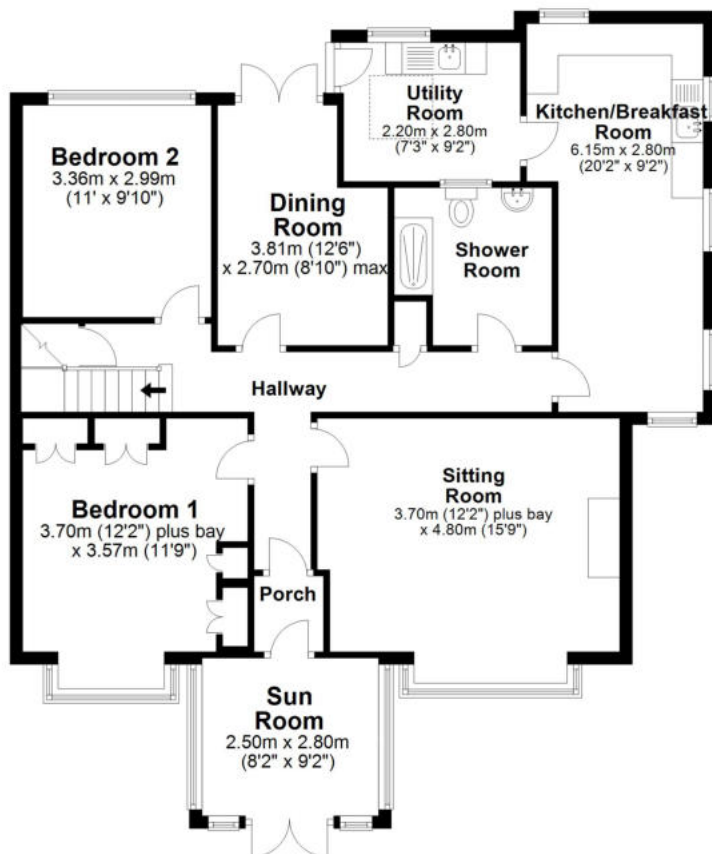
Strictly by appointment with the selling agents.



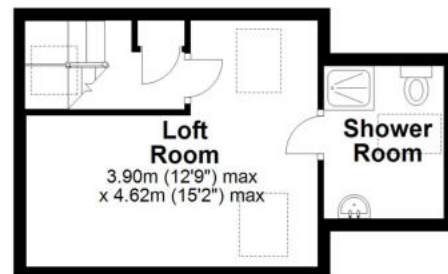
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	50   E	
21-38	F		
1-20	G		



**Ground Floor**  
Approx. 103.3 sq. metres (1111.6 sq. feet)



**First Floor inc. restr. head height**  
Approx. 22.8 sq. metres (245.5 sq. feet)



Total area: approx. 126.1 sq. metres (1357.1 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Stoneygate, Hillside East**





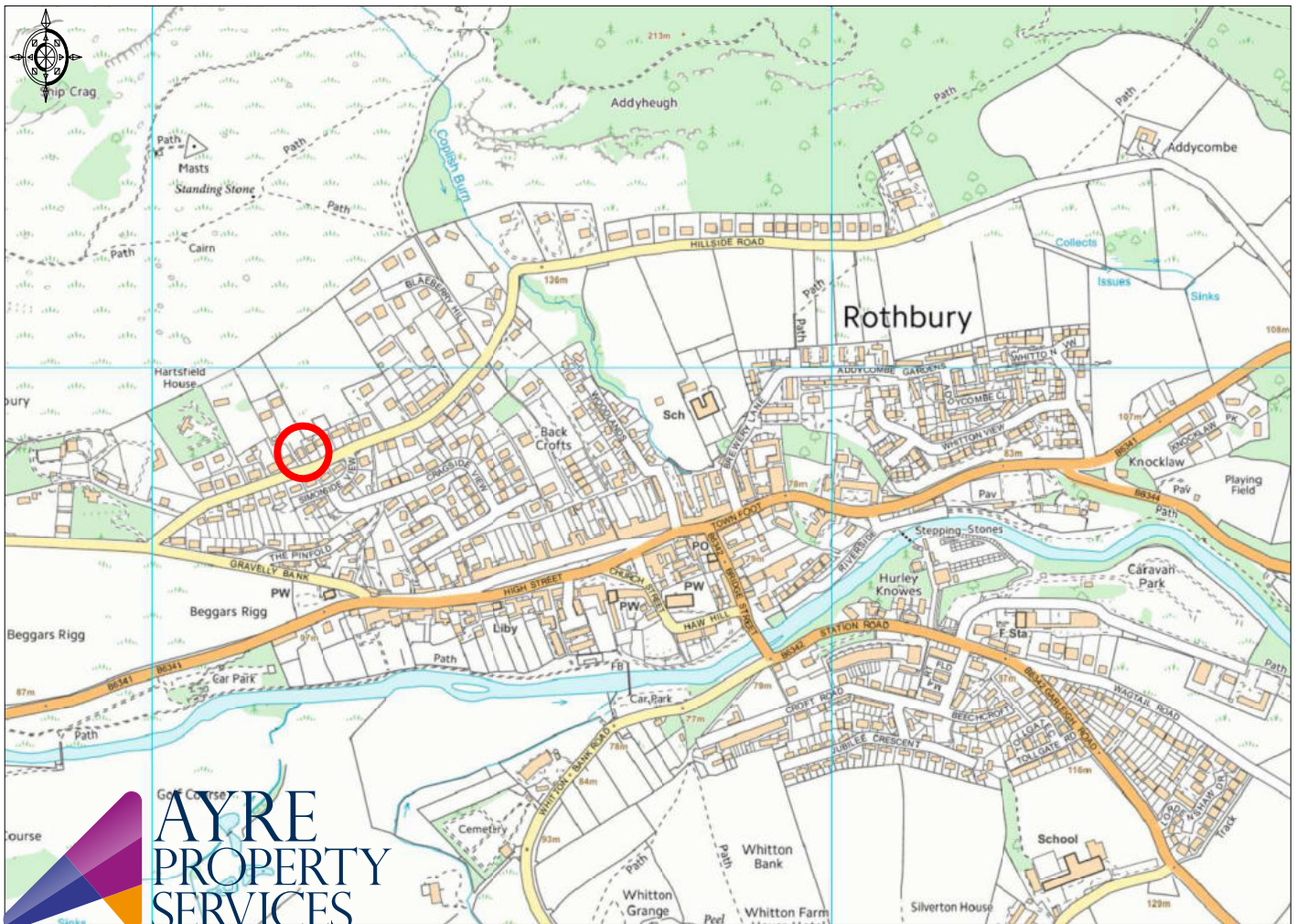












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 These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers 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.