



13 WHITTON VIEW AYRE ROTHBURY PROPERTY SERVICES

£325,000

GUIDE
PRICE

01669 621312
ayrepropertieservices.co.uk

A beautifully presented 3-storey townhouse situated within walking distance of all Rothbury's amenities; the property is at the end of the terrace and enjoy open space and particularly good views. Decoration are in exceptionally good order and fixtures and fittings have been well maintained. A well-planned interior layout provides spacious and ergonomic living accommodation incorporating 4 Bedrooms, 2 Bathrooms, an open-plan Kitchen/-Family Room, Sitting Room, Utility and 2 Cloakrooms. There are low maintenance gravelled gardens to the front with steps to the side. at the rear there is a driveway for parking complimented by borders. The property benefits from fine views towards Cragside and the Simonside Hills. A footpath in front of the house leads directly to the village centre.

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, bank, golf club, professional and medical services and a full range of local shops. The new Shell forecourt in Thropton is a mile away.

Services

Gas-fired central heating, upvc-framed double glazed doors and windows, additional glazing.

Connectivity

Broadband

	Download	Upload	
Standard	15 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	1000 Mbps	Excellent

Mobile

	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Limited
Vodafone	Limited	Limited

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

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

Council Tax Band D - £2,369.03 2024/25

Tenure

Freehold

Postcode

NE65 7QN

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared October 2025
Property Reference APS 38820320



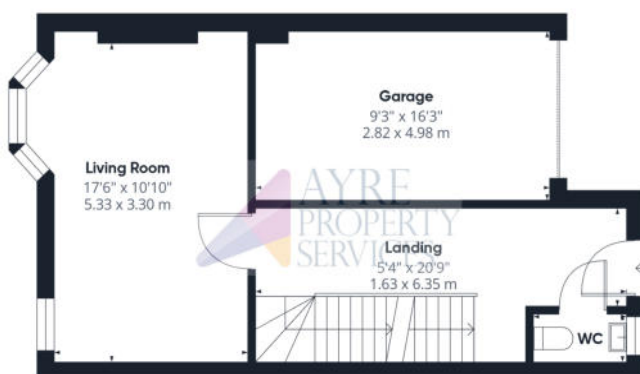
Energy Performance Certificate

The Property is a EPC rating of C.
Full report available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

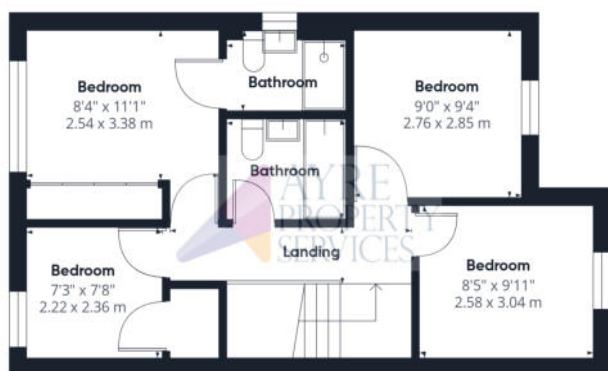


Floor 0



Floor 1

Approximate total area⁽¹⁾
1466 ft²
136.2 m²



Floor 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



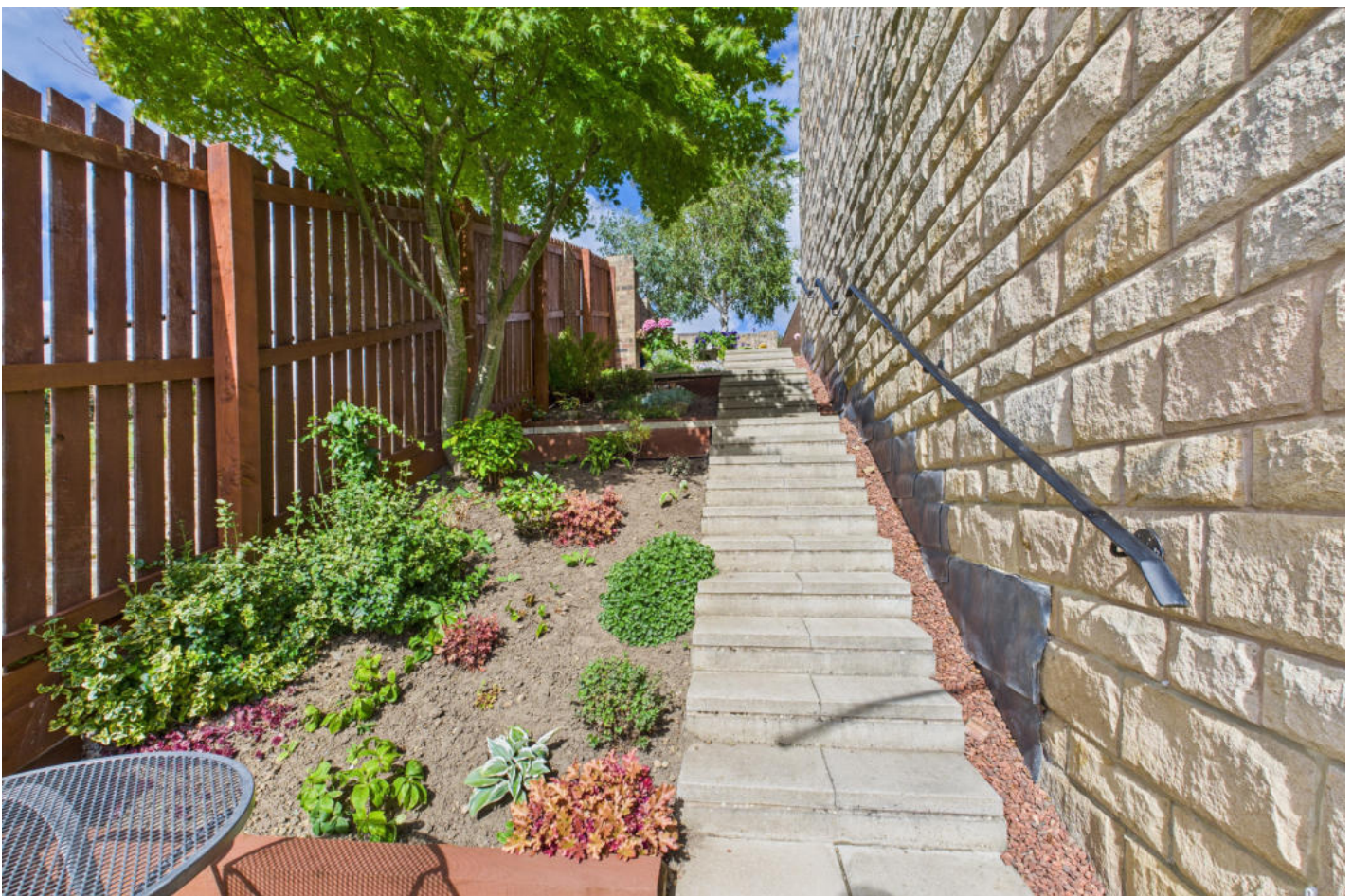


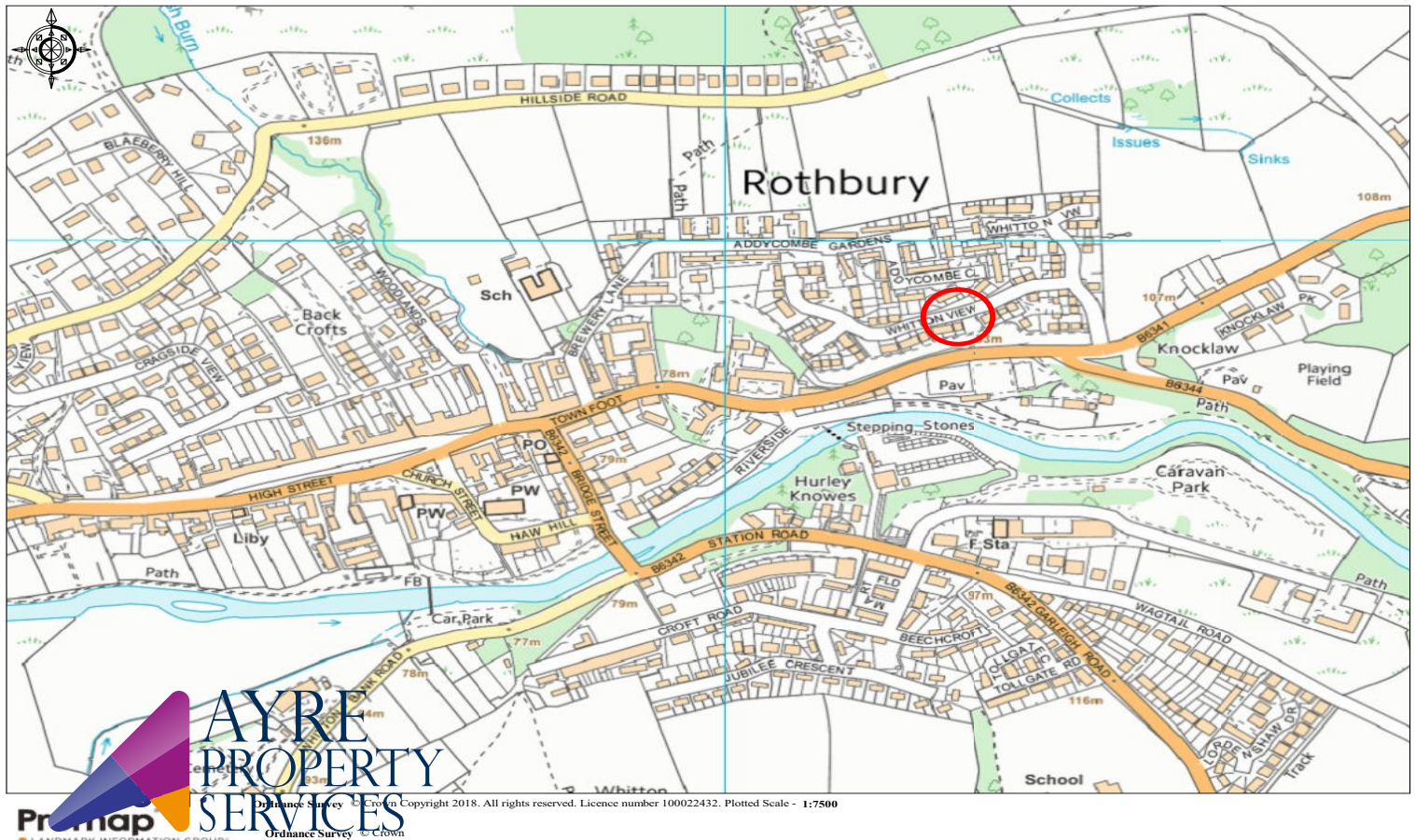












Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertieservices.co.uk | www.ayrepropertieservices.co.uk | 01669 621312

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.