



# THE HAVEN ROTHBURY

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# £900,000

GUIDE  
PRICE

A particularly fine detached Edwardian townhouse situated in the centre of the Village of Rothbury standing in gardens and ground of 0.46 hectares (1.13 acres). All amenities and shops are in easy walking distance. The property retains immense character and period features included stone mullion bay windows, oak flooring, exposed stone walls, fireplaces and ceiling cornicing. Contemporary additions include vertical radiators, log burning stove, modern bath/shower rooms. The views from the front of The Haven are simply stunning.

## The Haven

The Haven has been owned by the sellers for 21 years, currently a family-owned Bed and Breakfast, initially the owners offered Dinner, Bed & Breakfast to 10 en-suite Bedrooms. However, today, after significant improvements to the property the owners now offer Bed & Breakfast to 6 exceptionally well appointed en-suite bedrooms. The reviews of The Haven on many of the booking sites reflect the quality accommodation and service that the family have offered, this will be their legacy in their planned retirement.

Guests have the use of the Sitting Room and Dining Room at Ground Floor Level, all guest sleeping accommodation is on the First Floor. The owner's sleeping accommodation is found on the Second Floor, this also has storage rooms and also an office.

The approach is via private road from Back Crofts to the entrance of The Haven where there is ample parking and hardstanding. Stone steps leading up creates a grand entrance. The large six panelled entrance door opens to an inner glazed vestibule, the lemon and rose glazing within the vestibule is original.

Accommodation on the Ground Floor comprises; The formal Sitting Room is south facing and has a stripped oak flooring, and the bay window takes in a views towards the Simonside Hills.

The Breakfasting/Dining Room to has stripped oak floors, south facing and enjoys views over rooftops to the hills beyond. From the Hall, there is an office for guest to check in and out at.

The Living Room is private to the owners, it has a Log Burning Stove and exposed stone full height fireplace. Vertical radiator and feature spotlighting.

The Utility Room has a w.c. within and is plumbed. There is ample storage space.

The spacious Dining Kitchen is very well appointed with a well fitted kitchen, with a Kitchen island and patio doors to the side of the property.

### On the First Floor

There are a range of six en-suite bedrooms. The Oak Suite is of particular note. It has a Sitting Room, with stunning views to the Simonside Hills. There is a exposed stone fireplace. The Bedroom to the Oak Suite has a Queen Size Bed and a high-quality shower room.

### Stairs to the Second Floor

Bedroom accommodation for the Owners there is also storage space and an office, Currently there are 6 room, 4 of which are en-suite, an office and store room.

## Externally

Standing in grounds of just over an acre the gardens, there is a large lawned area to the rear of the property. Whilst The Haven has been a Bed & Breakfast, it has also hosted a Wedding and can lend itself to being a venue. There are various features externally including seating areas, wishing well and a pond.

## 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 and art centre, a number of public houses/restaurants, bank, professional and medical services and a full range of local shops. Walking, hiking and cycling opportunities are endless.

## Services

Gas Central Heating, mains electricity, drainage and water.

## EPC Rating

Current Rating E (48). Full Report available upon request.

## Local Authority

Northumberland County Council  
Telephone: 01670 627000

## Council Tax

Band B - £1,682.37 per annum (2022/2023)

## Buisness Rates

The Haven is subject to Business Rates.

## Postcode

NE65 7YA

## Viewing

Strictly by appointment with the selling agents.

## Location

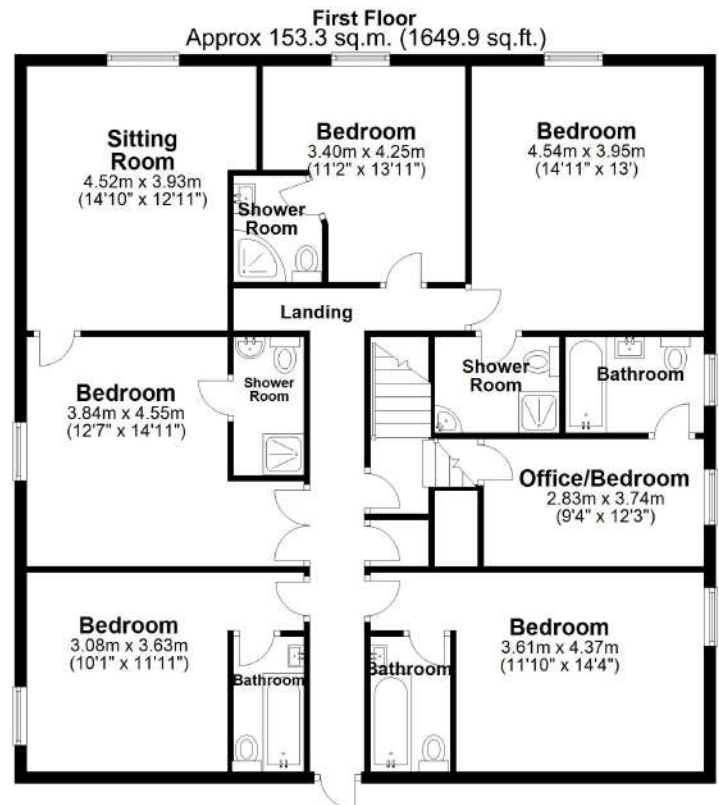
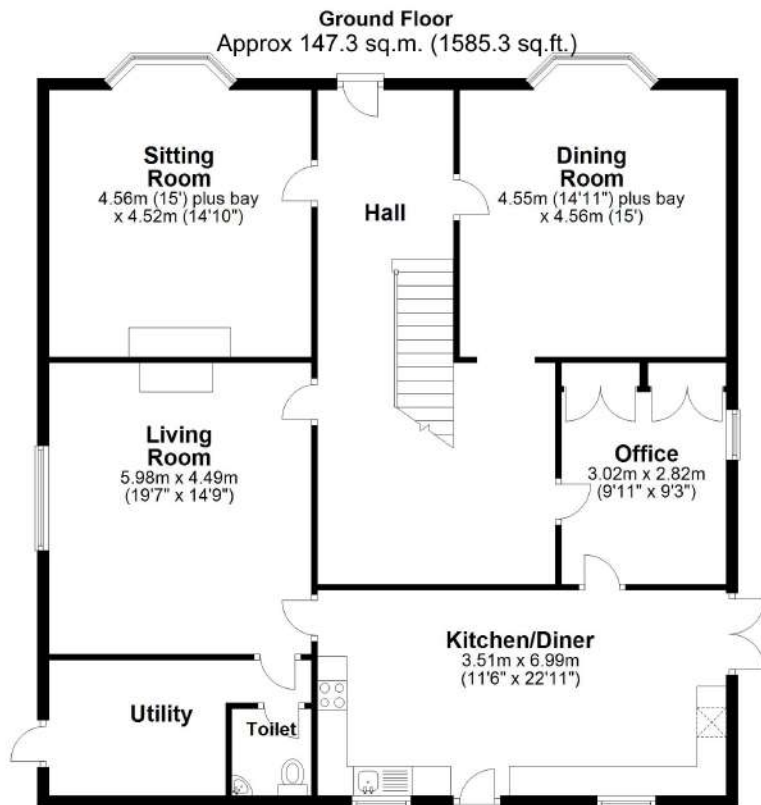
For detailed directions please contact the selling agents.

## Details Prepared

May 2022

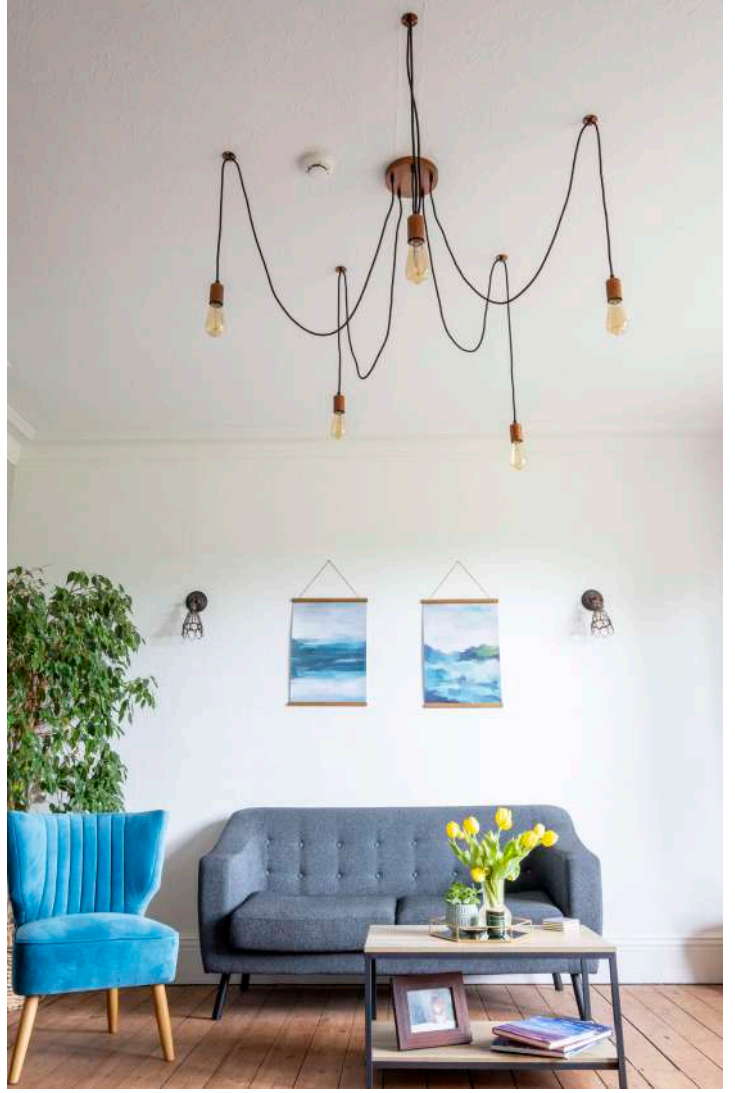
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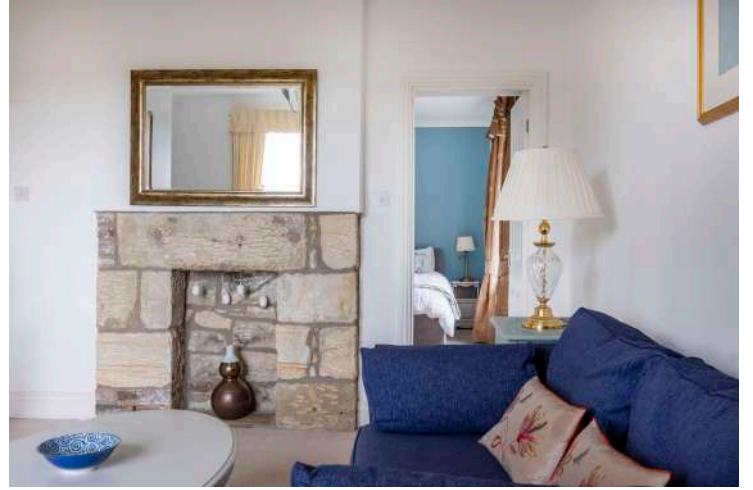


Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**The Haven**

















Townfoot, Rothbury, Morpeth NE65 7SP | [info@ayrepropertyservices.co.uk](mailto:info@ayrepropertyservices.co.uk) | [www.ayrepropertyservices.co.uk](http://www.ayrepropertyservices.co.uk) | 01669 621312

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