



WOOD END HILLSIDE, ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

£365,000

GUIDE
PRICE

An exceptionally well-presented and generously proportioned detached dormer bungalow, ideally positioned on the eastern edge of Hillside East. Wood End enjoys a prime setting opposite open farmland, offering panoramic views across the village towards the Simonside Hills and the Coquet Valley. The property retains a wealth of original character, including box and bay windows, ground floor panelling, deep skirting boards, and picture rails, all thoughtfully complemented by contemporary kitchen and bathroom fittings. The spacious breakfasting kitchen is a standout feature, complete with a range cooker, while the living space is enhanced by a log-burning stove. The bathrooms are well appointed, one featuring a walk-in shower and the other a classic slipper bath. Accommodation is arranged as follows: on the Ground Floor, an Entrance Lobby leads to a spacious Reception Hall, Living Room, Dining Room, Kitchen, Bedroom, Shower Room, and separate WC. The First Floor offers two further Bedrooms, a family Bathroom, and a large walk-in storage area. Externally, the front gardens are tiered and provide off-street parking with a garage, while the rear garden is mainly laid to lawn with raised beds, established planting, and a summerhouse. The property is fully enclosed by fencing, offering both privacy and security.

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 Cragside. 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

Mains electricity, drainage and water.

Postcode

NE65 7PT

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

Council Tax Band E - £3,021.20 (2025/26)

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

EPC Rating

Current Rating - F (23)

Full report available upon request.

Location

For detailed directions please contact the selling agents.

Details Prepared April 2026

Property Reference APS 50907281



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾

1714 ft²
159.3 m²

Reduced headroom

214 ft²
19.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360









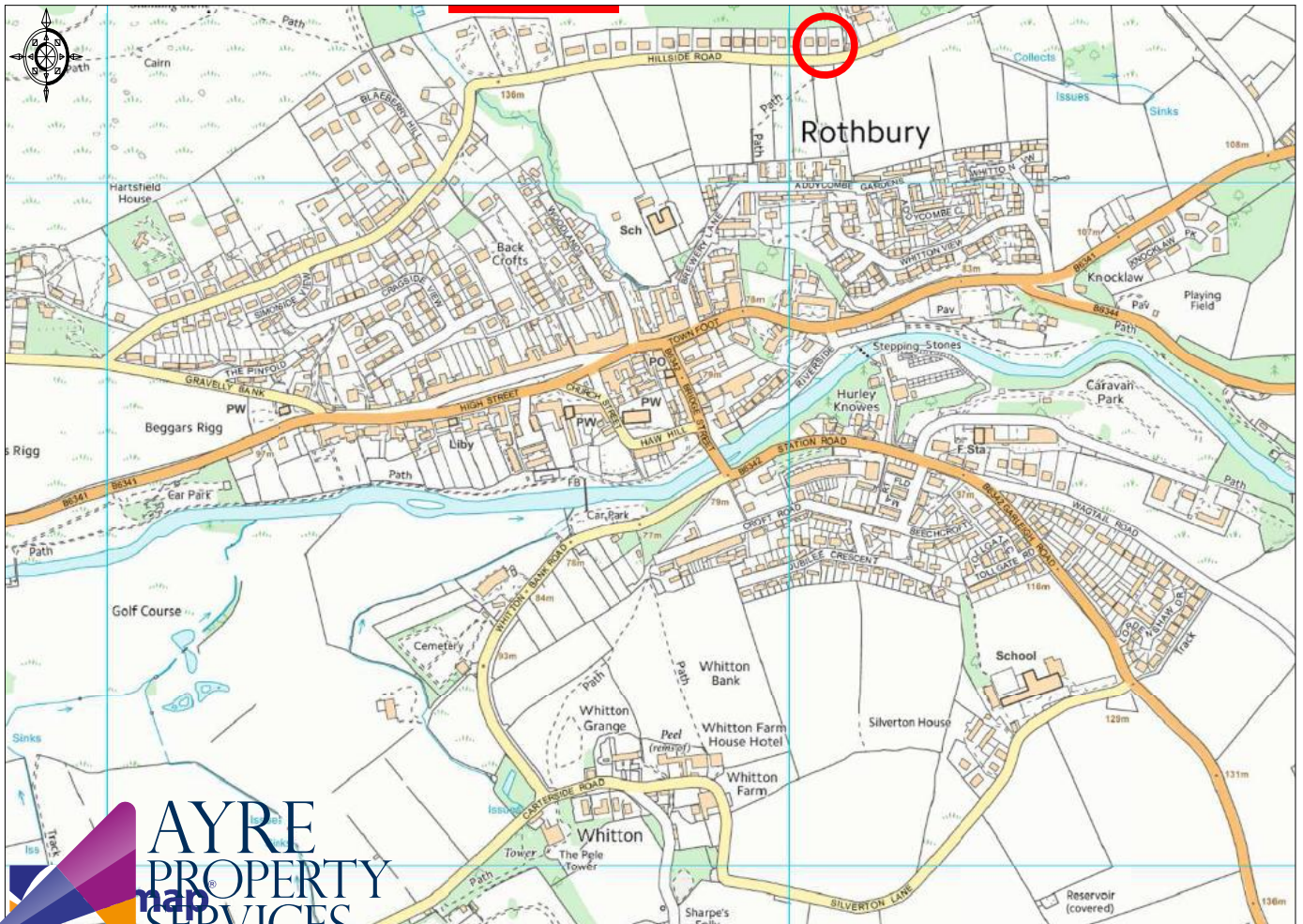












Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertyservices.co.uk | www.ayrepropertyservices.co.uk | 01669 621312

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.