



MILBURN MEWS

ROTHBURY

£400,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312

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A beautifully presented detached stone house, conveniently located close to the village centre and its amenities. Set in an elevated position, the property enjoys very pleasant views, with a gently sloping pathway providing direct access to the High Street. Vehicular access is via Hillside East. A south-facing paved terrace and well-kept, manageable gardens lie to the front, while the rear offers private parking and an additional garden area. The accommodation is arranged over two floors and comprises an Entrance Lobby, Cloakroom, Hall, Utility/Laundry Room, Kitchen/Dining Room, and a spacious south-facing Sitting Room. There are three Bedrooms and two Bathrooms, including an En-Suite. Plans are in place to convert the fully boarded attic into an additional bedroom, bathroom, and dressing room.

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, 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, gas, drainage and water.

Postcode

NE65 7TL

Tenure

Freehold

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

Council Tax Band D - £3,175.52 - 2026/27

Energy Performance Certificate

Currently a D Banding, Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared March 2026

Property Reference 84408997



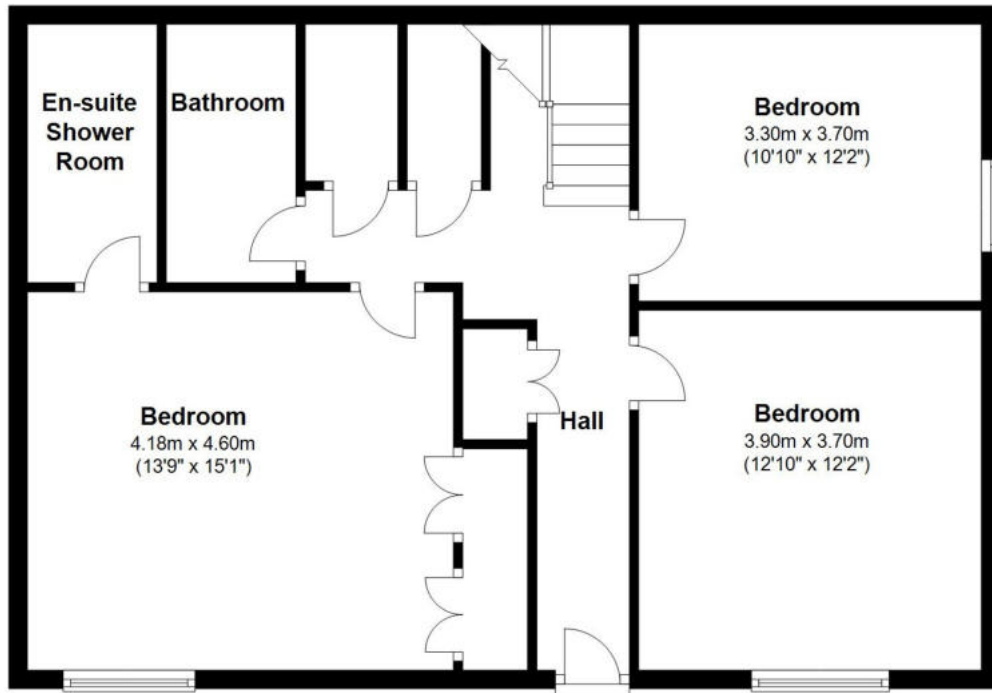
Agents Note

A Stiltz domestic home lift is installed in the corner of the dining room, providing direct access to the principal bedroom below, see pictures above. The lift is electrically powered and operates via a standard 13-amp household socket, similar to other domestic appliances. It is suitable for both transporting heavy items and facilitating easy movement between floors.

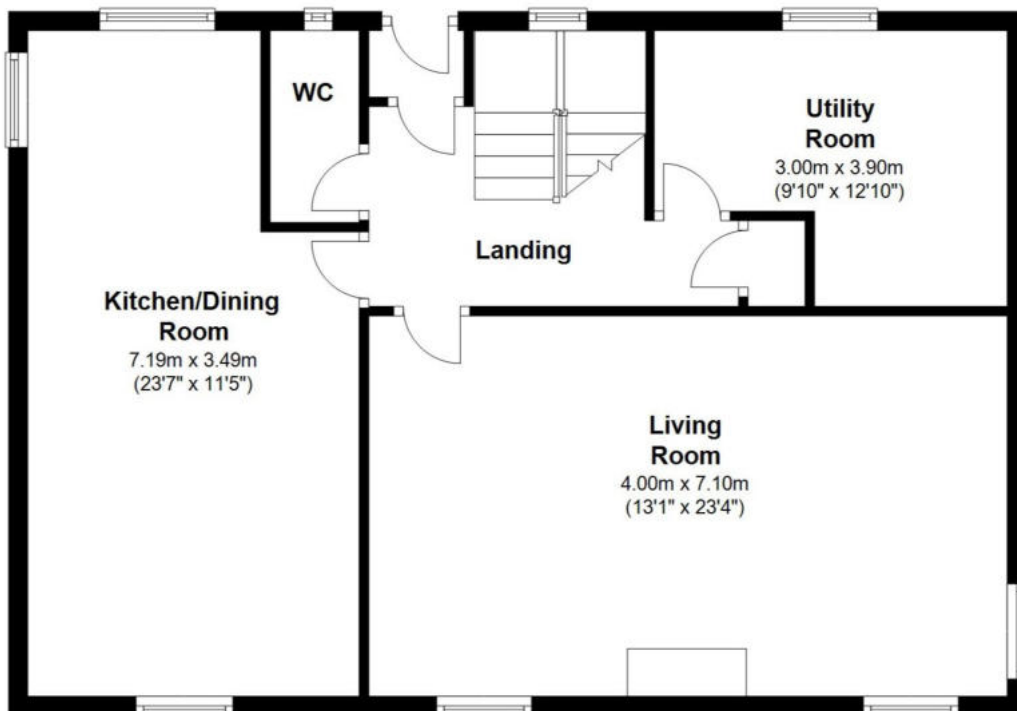
Should it no longer be required, the lift can be removed and the affected floor and ceiling areas can be reinstated to their original condition.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor





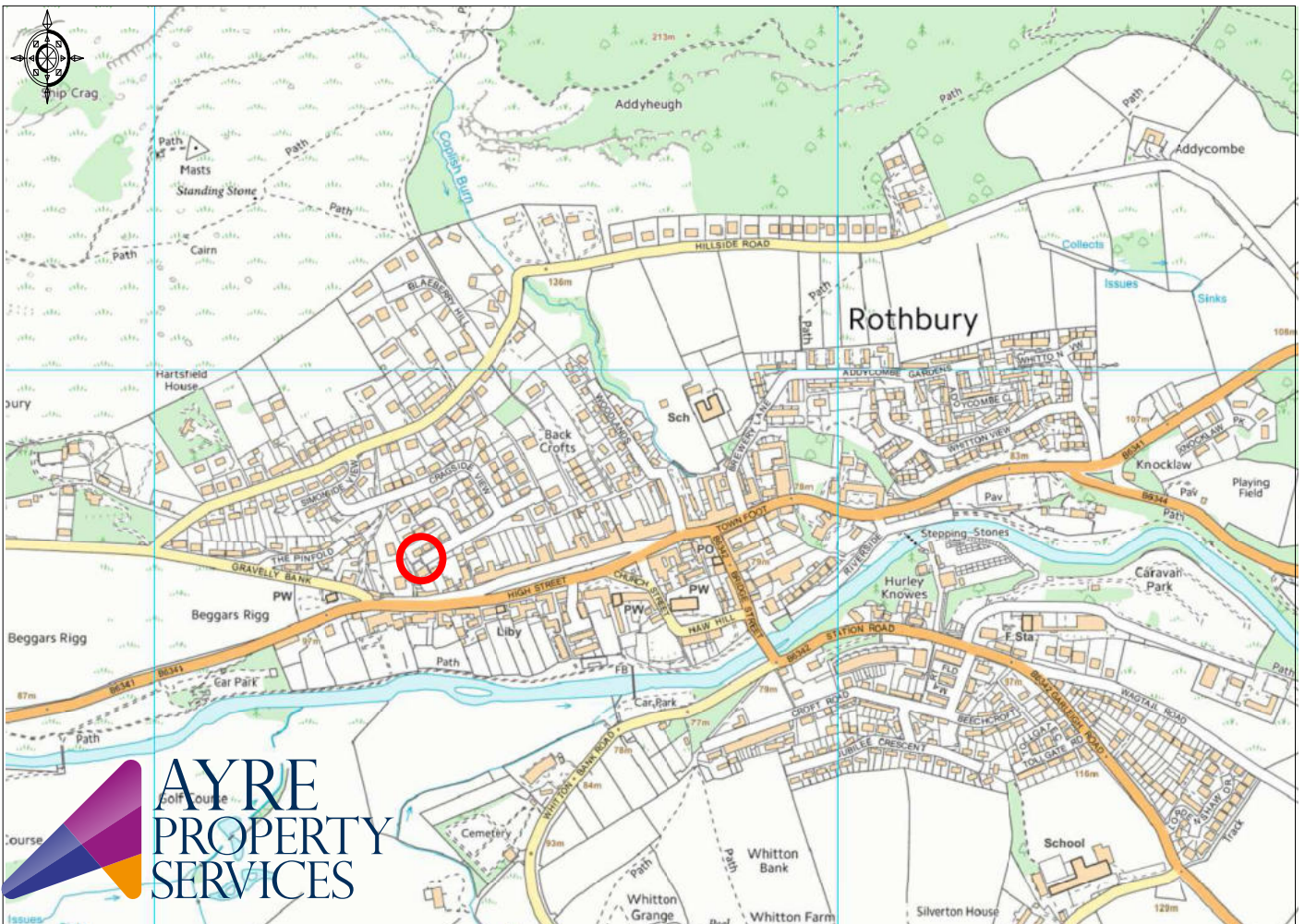












Townfoot, Rothbury, Morpeth, NE65 7SP | info@ayre-property-services.co.uk | 01669 621312

Important Note

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.