



Northumberland
Properties

Tollgate Road, Rothbury
£275,000





3 Tollgate Road

Rothbury, Morpeth

Council Tax band: C

Tenure: Freehold

- Spacious Dormer Bungalow ideal for predominantly single-storey living
- Village location surrounded by stunning Northumberland countryside
- Generous & flexible accommodation with multiple reception and bedroom options
- Captivating views over Rothbury enjoyed from the property and gardens
- Large conservatory & rear sun room offering additional living and entertaining spaces
- Private terraced rear garden with outbuildings
- Excellent modernisation opportunity with scope to create a beautiful bespoke home
- Off street parking and single garage





First Floor



Approximate total area⁽¹⁾

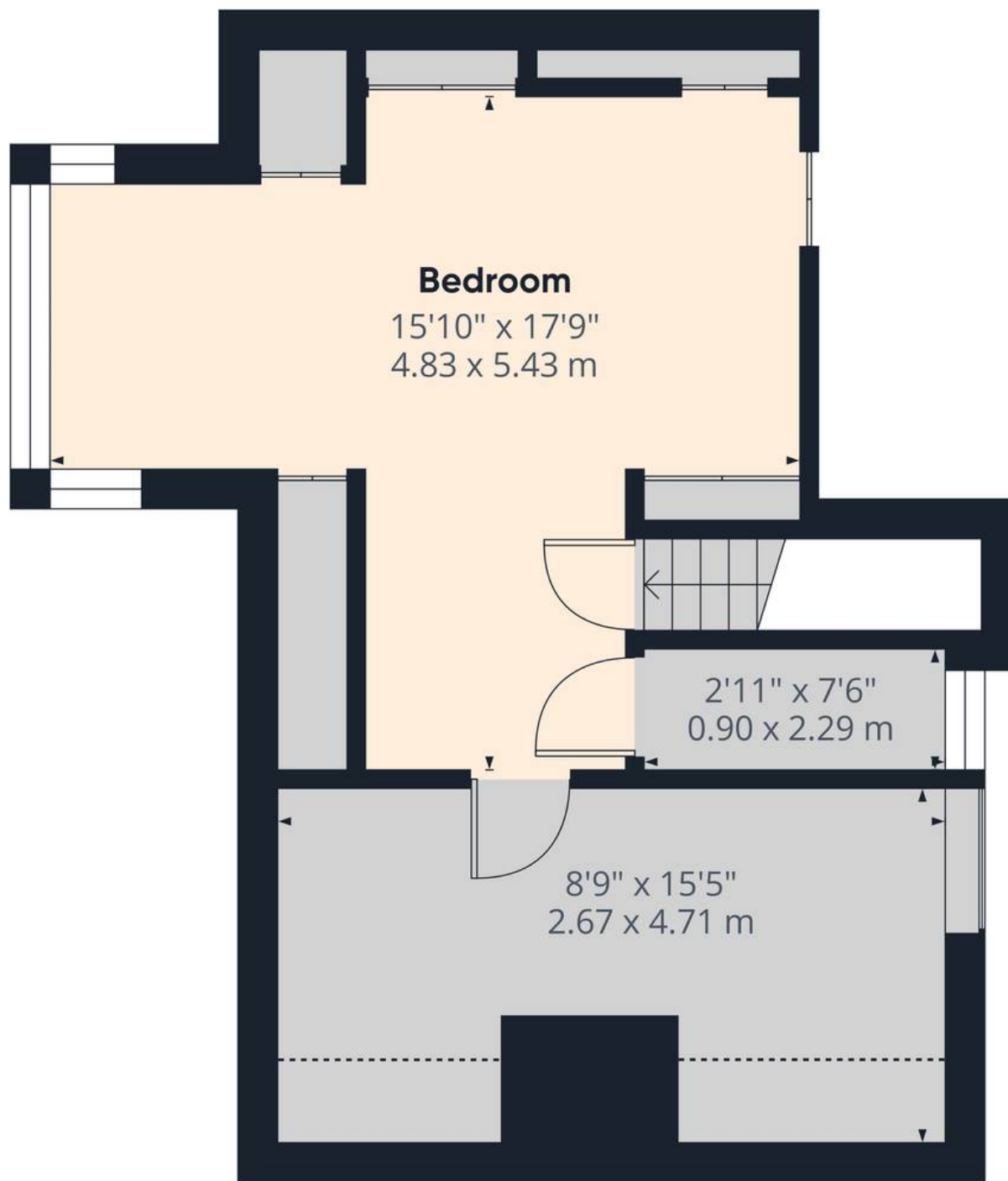
1442 ft²

133.9 m²

(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



Floor 1

Approximate total area⁽¹⁾

378 ft²

35.1 m²

Reduced headroom

24 ft²

2.2 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





First Floor



Floor 1

Approximate total area⁽¹⁾

1820 ft²

169 m²

Reduced headroom

24 ft²

2.2 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







Living in Rothbury offers an exceptional Northumberland lifestyle. Nestled on the edge of the Northumberland National Park and surrounded by rolling hills, woodland and the River Coquet, the village is renowned for its natural beauty and welcoming community. Independent shops, cafés, traditional pubs, restaurants, a doctor's surgery and everyday amenities are all within easy reach, while endless walking, cycling and outdoor pursuits begin almost from the doorstep. With excellent road links to Morpeth, Alnwick and Newcastle beyond, Rothbury continues to be one of Northumberland's most desirable village locations for those seeking a balance of countryside living and everyday convenience.

Utilities

Heating: Gas Central Heating

Electricity: National Grid

Water: Direct Mains Water

Sewerage: UK Domestic



Northumberland Properties

12 Market Street, Alnwick - NE66 1TL

01665660910 • info@northumberlandproperties.co.uk • <http://northumberlandproperties.co.uk>



Northumberland
Properties