



# HILL COTTAGE

## WHITTON

# £250,000

GUIDE  
PRICE

AYRE  
PROPERTY  
SERVICES

01669 621312  
[ayrepropertyservices.co.uk](http://ayrepropertyservices.co.uk)

A detached cottage situated in an idyllic rural hamlet and within walking distance of Rothbury village centre. The cottage has been extended to include a new conservatory also a garage and bedroom but has great potential for further enhancement. The Accommodation comprises; Porch, Kitchen, Sitting Room, Conservatory, Two Bedrooms and Two Bathrooms. Externally there are mature south facing gardens, with lawns, established shrubs and plants. Access to the garden is available through the conservatory or via the driveway next to the garage which is gated. Whitton is a historic settlement, now a Conservation Area, located in an elevated position on the south bank of the river Coquet.

## Whitton

Whitton is a small rural hamlet with origins stretching back to the medieval period when it formed part of the parish of Rothbury and was held by powerful northern families such as the Umfraville family and later the Percy family; its landscape reflects its position near the Anglo-Scottish border, featuring defensive structures like Whitton Tower, a 14th-century pele tower built for protection during times of conflict, while the settlement itself remained small and agricultural through the centuries, with records of a workhouse in the 18th century and a population of just a few dozen by the 19th century.

## Services

Mains electricity, water and drainage. Gas Fired Central Heating.

## Postcode

NE65 7RL

## Local Authority

Northumberland County Council

Tel: 0345 600 6400

## Council Tax

Council Tax Band A - £2,008.12 (2026/27)

## Tenure

Freehold

## EPC Rating

Current Rating - tbc

Full report available upon request.

## Viewing

Strictly by appointment with the selling agents.

## Location

For detailed directions please contact the selling agents.

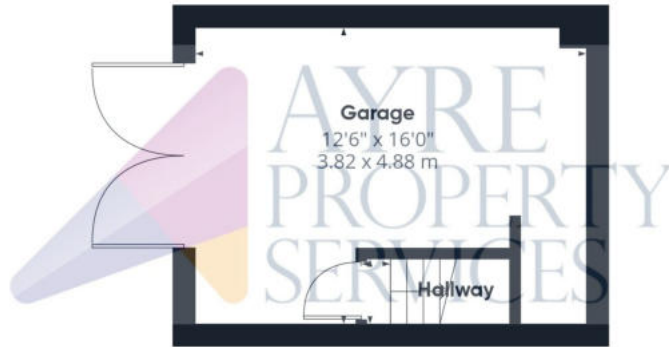


## Important Notice

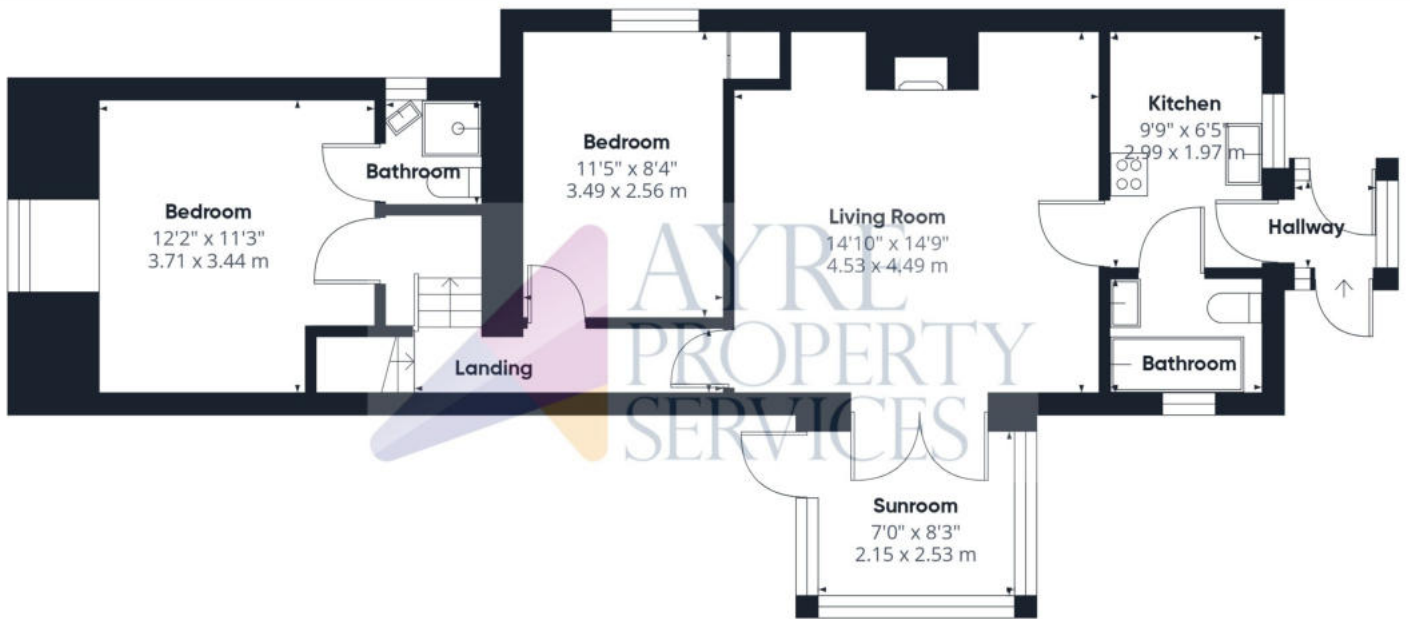
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Details Prepared: April 2026

Reference: 80264590



Floor 0



Floor 1



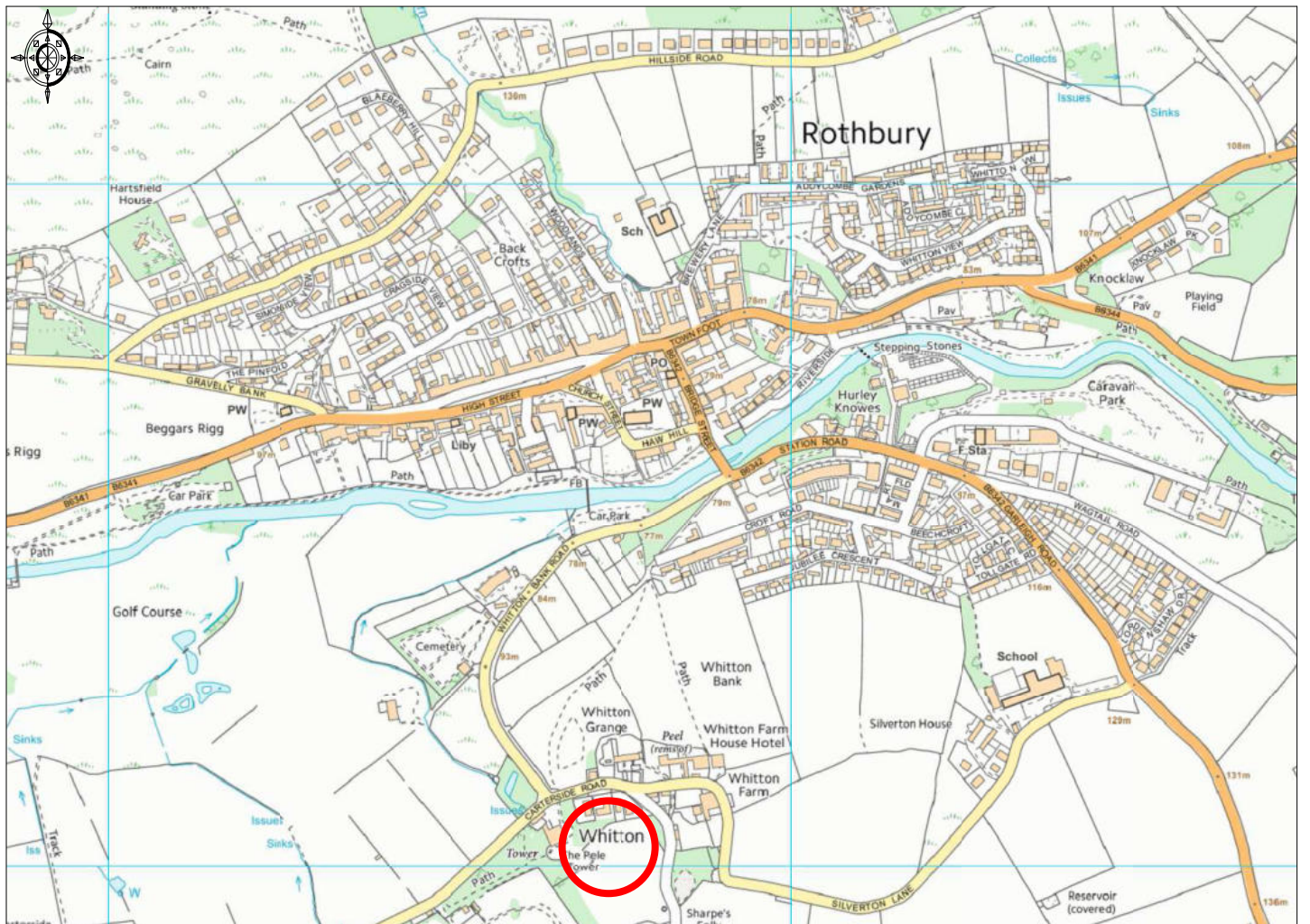












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