



HURLEY KNOWES

ROTHBURY

£300,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312

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An immaculately presented semi-detached bungalow offering spacious and well-appointed accommodation, situated in a quiet position close to the centre of the village and within easy walking distance of local amenities. Dating from the early 20th century, the property retains a wealth of charming period features, including oak doors, polished floorboards, and herringbone parquet flooring. A modern conservatory adjoining the kitchen provides a light and airy open-plan living and dining space, with doors leading out onto one of three attractive terraces. Planted in cottage-style gardens, with well established borders, plants and trees. The versatile accommodation comprises an entrance lobby, kitchen, utility area, conservatory, sitting room, central hall, third bedroom (dining room/craft room), two additional bedrooms, a bathroom, and a storage cupboard.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

Postcode

NE65 7QJ

Title Number

ND118701

Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

The Property in in Band C - (£2,309.46- 2026/27)

EPC Rating

Current Rating - D

Full EPC report available upon request.

Viewing

Strictly by appointment with the selling agents.

Services

Gas fired central heating. Mains electricity, water and drainage.

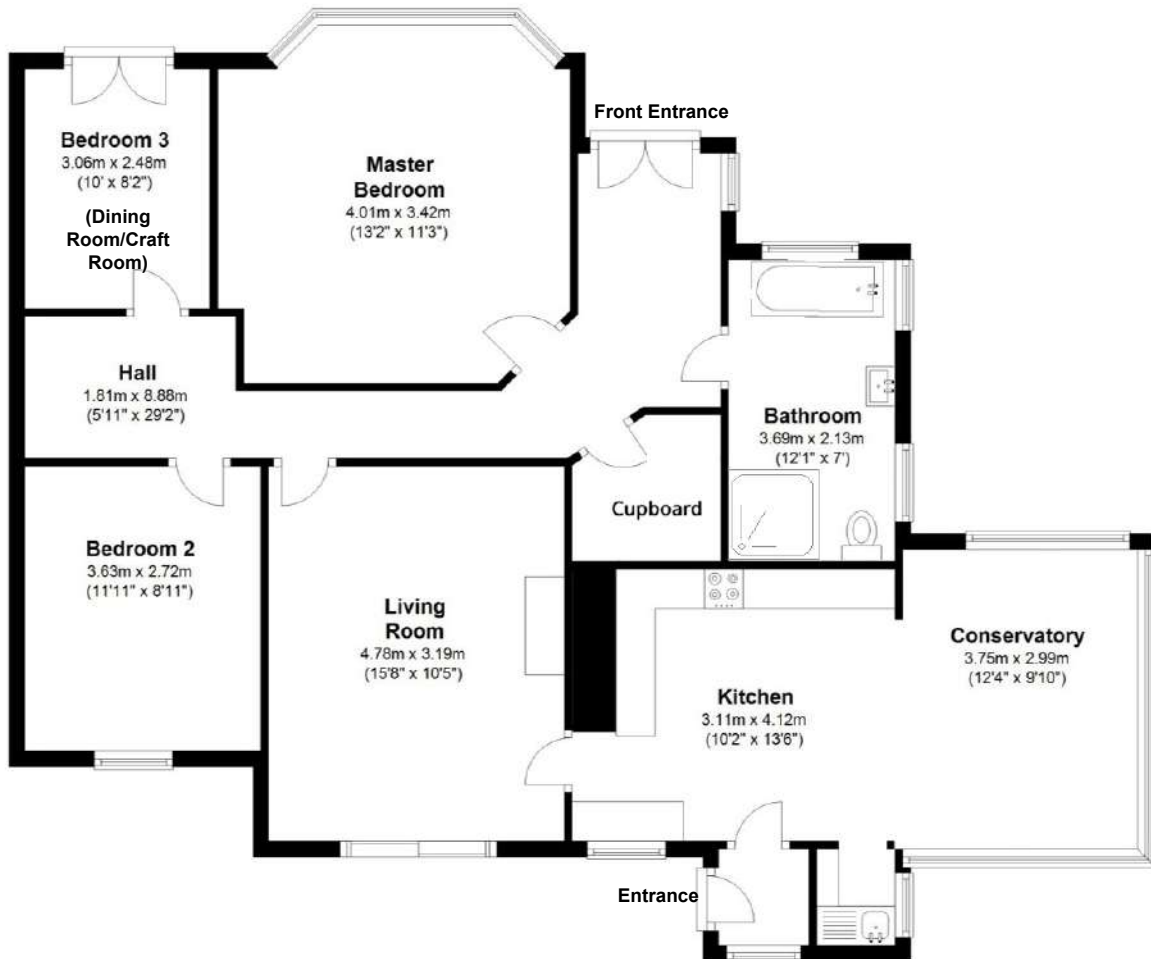
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference APS 18610803

Details Prepared May 2026



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



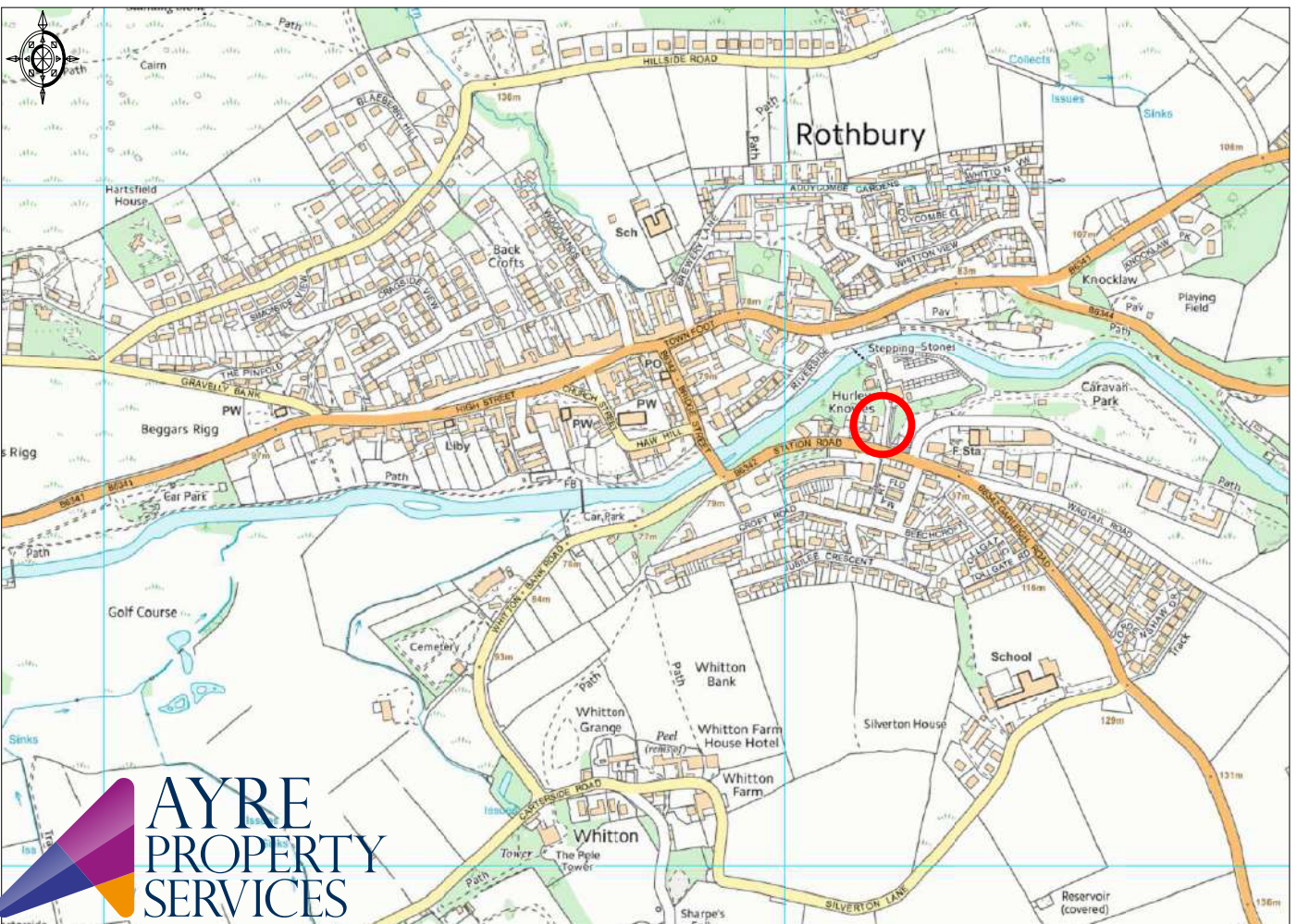












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