



Northumberland
Properties

Rothley Hall, Rothley
£395,000





Rothley Hall

Rothley, Morpeth

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- Prestigious Rothley Hall Estate – Set within beautiful countryside, with private woodland, paddock, and landscaped communal grounds.
- Exclusive Leisure Facilities – Residents enjoy access to a private leisure suite, tennis court, and rooftop terrace.
- Expansive Living Space – Large, light-filled living room overlooking the property's own manicured garden.
- Luxury Principal Suite – Dressing area with built-in wardrobes and generous sized ensuite
- Expansive Private Balcony – A rare feature offering elevated views across the hall's picturesque estate grounds.
- Three-Storey Layout – Flexible accommodation with three bedrooms and two bathrooms, designed for modern family living.
- Convenient Connectivity – Close to Morpeth and Ponteland, with excellent rail, road, and air links via the A1, East Coast Main Line, and Newcastle International Airport.
- Large Double Garage with Separate Work Shop , parking spaces and EV charger





First Floor

Approximate total area⁽¹⁾

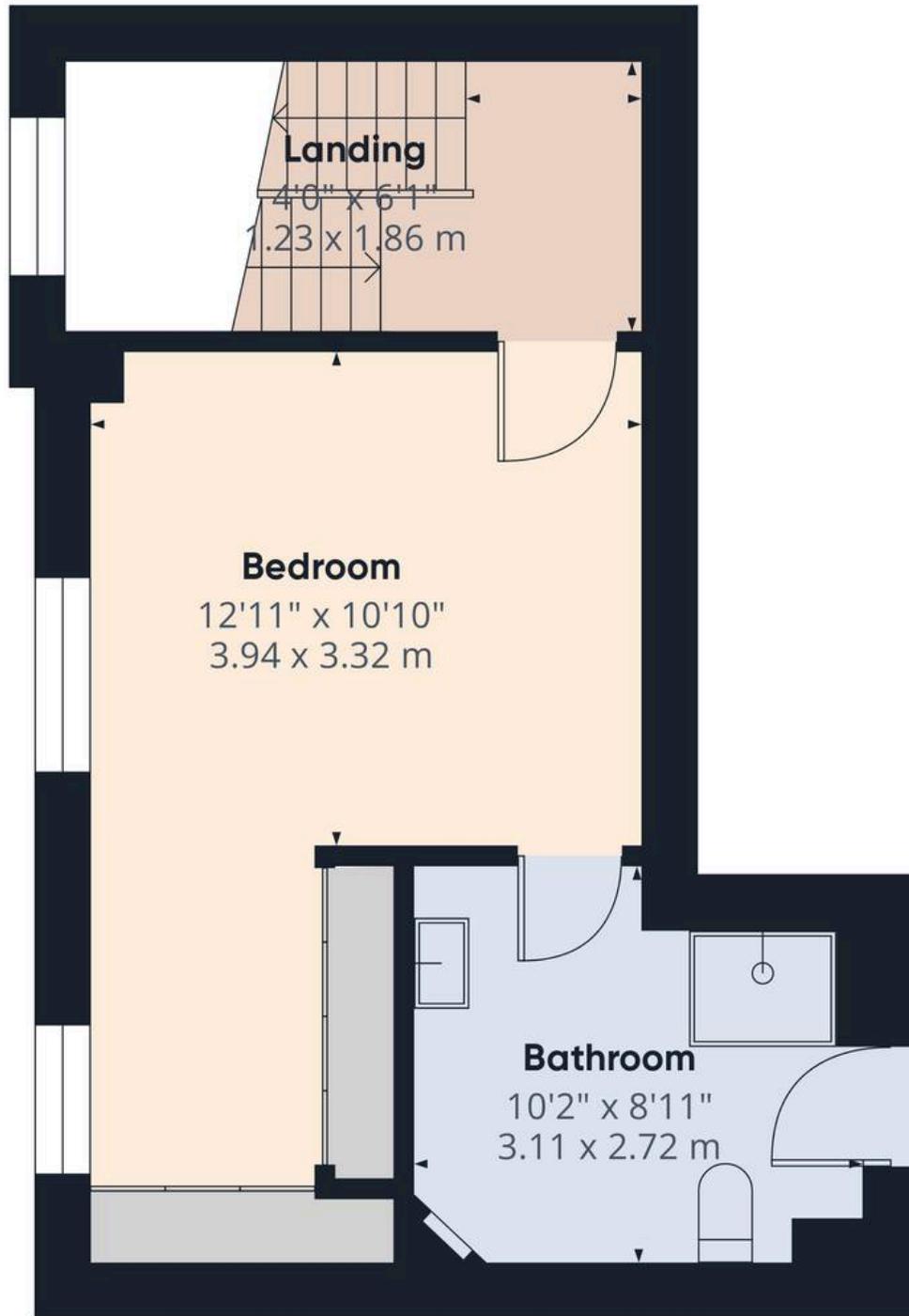
834 ft²

77.5 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.

GIRAFFE 360



Floor 1

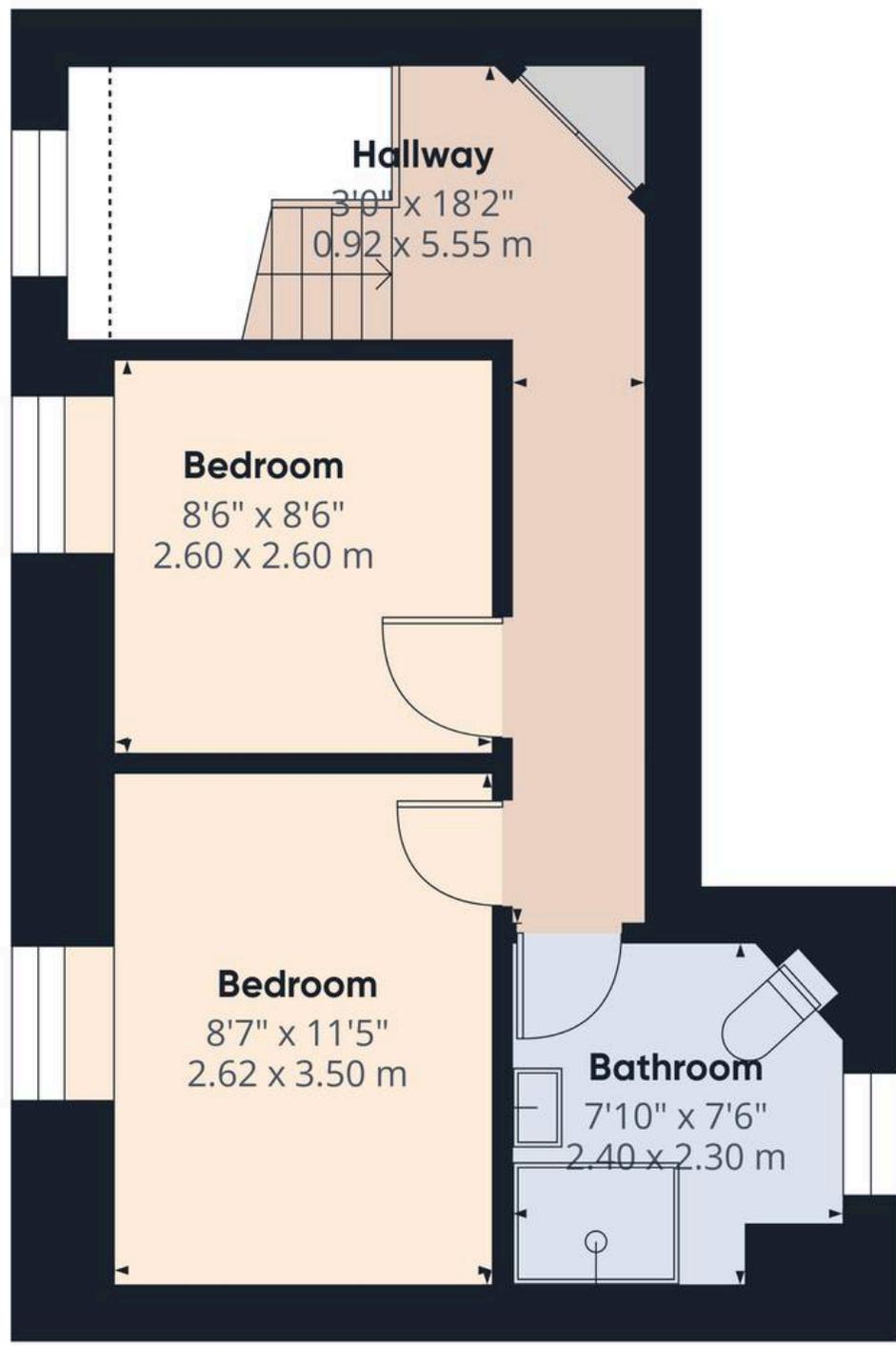
Approximate total area⁽¹⁾

317 ft²
29.4 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 2

Approximate total area⁽¹⁾
316 ft²
29.4 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.

GIRAFFE 360





Rothley is a peaceful rural hamlet nestled in the heart of Northumberland's countryside, offering a rare blend of seclusion and convenience. Despite its tranquil setting, Rothley is within easy reach of the popular market towns of Morpeth and Ponteland, both of which provide a wealth of amenities including boutique shops, restaurants, leisure facilities, and well-regarded schools. Excellent transport links make the location highly practical, with the A1 providing swift access north and south, while Morpeth's East Coast Main Line station offers direct rail connections to Newcastle, Edinburgh, and London. Newcastle International Airport is also within easy reach, making Rothley ideally positioned for both commuting and travel further afield.

Utility's:

- Electric Central Heating
- Mains Electric
- Mains Water
- Domestic/small sewage treatment plant

Service Charge: 400 per month



Northumberland Properties

12 Market Street, Alnwick - NE66 1TL

01665660910 • info@northumberlandproperties.co.uk • www.northumberlandproperties.co.uk



Northumberland
Properties